

# INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

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CARLINGFORD WEST PUBLIC SCHOOL &  
CUMBERLAND HIGH SCHOOL – SSD 43064987

APRIL 2024

## Authorisation

|                     |   |                             |   |
|---------------------|---|-----------------------------|---|
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| 0.0      | 20/03/2024 | Internal review                       |
| 1.0      | 22/03/2024 | Draft to client after internal review |
| 2.0      | 02/04/2024 | Final report                          |
|          |            |                                       |

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**Project No.:** 978

**Prepared for:**

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## ABBREVIATIONS / GLOSSARY

| Abbreviation/Term  | Description  |
|--------------------|--|
| BCA                | Building Code of Australia   |
| CEMP               | Construction Environment Management Plan   |
| CHS                | Cumberland High School   |
| CWPS               | Carlingford West Public School   |
| DPHI or Department | Former Department of Planning and Environment (note: from 1 January 2024, DPE's planning functions are taken by a new department known as Department of Planning, Housing and Infrastructure (DPHI)) |
| DoE                | Department of Education NSW  |
| EIS                | Environmental Impact Statement   |
| EP&A Act           | <i>Environmental Planning and Assessment Act 1979 (NSW)</i>  |
| IA                 | Independent Audit  |
| IAPAR              | Independent Audit Post Approval Requirements   |
| the Project        | The Development as described in the EIS and approved under SSD 21854025  |
| RtS                | Response to Submissions  |
| SA                 | Savills Australia  |
| SINSW              | School Infrastructure NSW  |
| SSD                | State Significant Development  |

## EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for delivering the Carlingford West Public School & Cumberland High School upgrades (the Project) located at 57-73 Felton Road and 183 Pennant Hills Road, Carlingford.

Development Consent for the Project was granted under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in State Significant Development (SSD) 43065987 by the Executive Director of Infrastructure Assessments of the (then) Department of Planning and Environment (the Department), as delegate of the Minister of Planning and Public Spaces' on 29 November 2023, subject to a number of conditions (conditions).

Savills Australia (SA) has been appointed by SINSW as the Project Manager of the Project. Roberts Co. is the Principal Contractor delivering the works. Metro Building Consultancy (Metro BC) are the Principal Certifying Authority (Certifier) for the project. Construction works commenced on the 11 December 2023 with forecast completion early 2026. The Project is being constructed in two stages as per the approved Staging Report prepared by Savills, dated 26 October 2023, Revision 1.

This Audit was undertaken in accordance with the SSD 43065987 Conditions of Consent C42-C47, and the Department's 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR) and sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction of the Project covering the period from 11 December 2023 to 20 February 2024 (the 'audit period'). Works undertaken during this period included site establishment, diverting existing services, site clearing, bulk earthworks and commencement of remediation of hazardous material.

The overall outcome of the independent audit was positive with some deficiencies identified primarily of an administrative nature.

### Summary of Findings

In Summary:

- There were 187 Conditions assessed.
- No non-compliances were identified during this Audit.
- Four (4) observations were identified. These relates to updates on the CEMP, CNVMSP, and CWMSR and the need to establish a Material Import Register.
- 79 Conditions were considered by the Auditor to be compliant.
- 108 Conditions were considered by the Auditor to be not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the project team to address the audit findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation, and assistance during the Audit.

# 1. INTRODUCTION

## 1.1 Project overview

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for the delivery of the Carlingford West Public School & Cumberland High School upgrades (the Project) collectively referred to as the Cumberland Cluster.

The site is located at 57-73 Felton Road and 183 Pennant Hills Road, Carlingford, New South Wales (NSW) (the Site) approximately 20 km northwest of the Sydney central business district (CBD) and 4.5km northeast of Parramatta CBD as shown in Figure 1.



Figure 1: Regional Context Map (Source: Assessment Report, DPHI November 2023)

The scope of the Project involves upgrades to Carlingford West Public School (CWPS) and Cumberland High School (CHS) including:

- Demolition of select buildings
- Construction of seven buildings ranging from one to five storeys: four new buildings (Buildings W, X, Y and Z) up to three storeys at CWPS and three new buildings (Buildings X, Y and Z) up to five storeys at CHS

- A one-way bus link road from Dunmore Avenue to Pennant Hills Road
- Upgrades to the existing vehicular and pedestrian access
- A new CWPS staff carpark
- New covered outdoor learning areas (COLAs)
- Associated work, including tree removal and landscaping, stormwater drainage and flood mitigation, and noise mitigation
- Associated stormwater Landscaping works.

The proposed Site Plan is presented in Figure 2 and Proposed Masterplan in Figure 3.

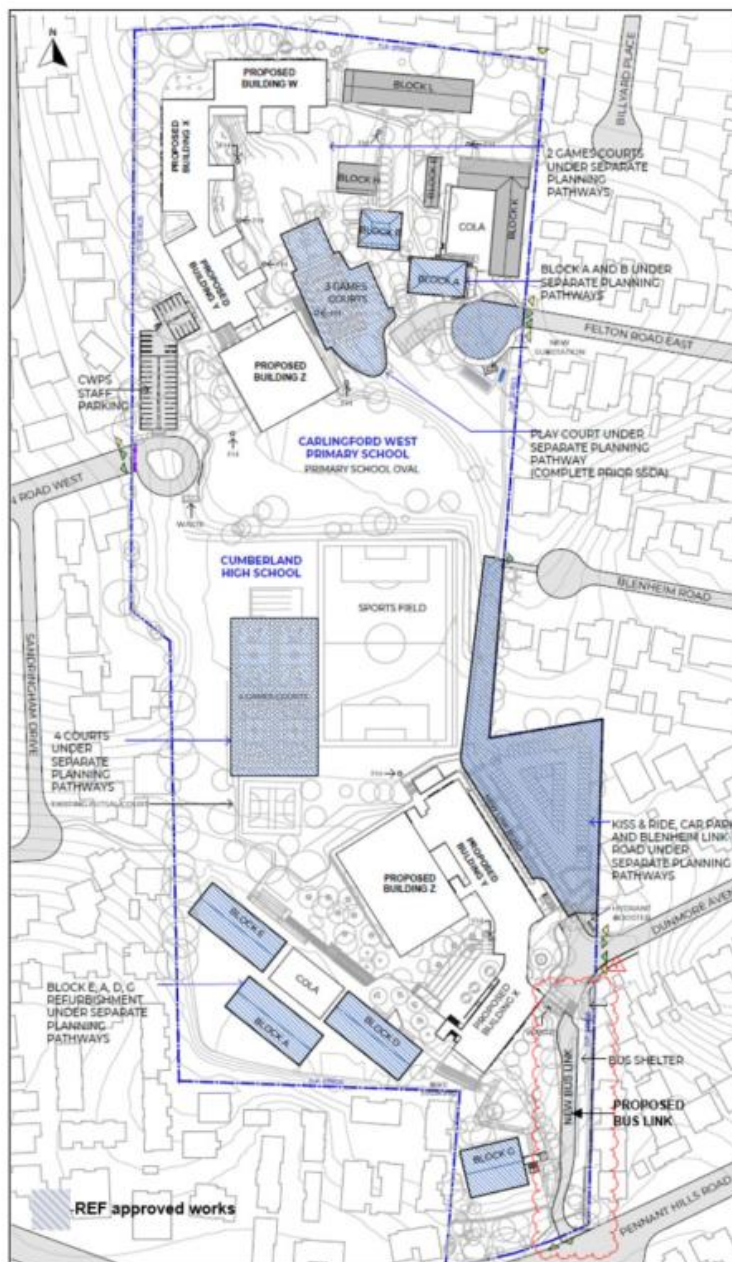


Figure 2: Proposed Site Plan (Source: Assessment Report, DPHI November 2023)





Figure 3: Proposed Masterplan (Source: Wood Bagot)

Development Consent for the Project was granted under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in State Significant Development (SSD) Consent 43065987 by the Executive Director of Infrastructure Assessments of the (then) Department of Planning and Environment (the Department), as delegate of the Minister of Planning and Public Spaces' on 29 November 2023, subject to a number of conditions (conditions).

Savills Australia (SA) has been appointed by SINSW as the Project Manager of the Project. Roberts Co. is the Principal Contractor delivering the works. Metro Building Consultancy (Metro BC) are the Principal Certifying Authority (Certifier) for the project.

Construction works commenced on the 11 December 2023 with forecast completion in early 2026. The Project is being constructed in two stages as per the approved Staging Report (Revision 1.0) prepared by Savills. Works conducted during the audit period involved: site establishment, services installation, site clearing, bulk earth works, commencement of remediation of hazardous material and detailed excavation.

## 1.2 Approval requirements for Independent Audit

SSD 43065987 Conditions C42 – C47 set out the requirements for undertaking Independent Audits. The Conditions give effect to the Department's 2020 version of the document entitled *Independent Audit Post Approval Requirements* (IAPAR).

### 1.3 The Audit Team

In accordance with Condition C43 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced and independent of the Project, and appointed by the Planning Secretary. The Lead Auditor who performed the auditing works is shown on Table 1.

Table 1: Audit Team

| Name            | Company  | Participation | Certification   |
|-----------------|----------|---------------|---|
| Ana Maria Munoz | WolfPeak | Lead Auditor  | Master of Engineering Management<br>Exemplar Global Certified Environmental<br>Lead Auditor - Certificate No 115421 |

Approval of the Audit Team was provided by the Department on 8 January 2024. The letter of approval is presented in Appendix B and auditor’s independence declaration is attached in Appendix F.

### 1.4 The Audit Objectives

The objective of this Audit was to undertake the first Audit in accordance with the requirements of the IAPAR and the SSD 43065987 Schedule 2, Condition C42 which states:

*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*

This Audit seeks to fulfill the requirements of Condition C42, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project.

### 1.5 Audit Scope

This Audit report presents the findings of the first Audit (IA1) on the Project covering the period from 11 December 2023 to 20 February 2024 (audit period).

This Audit adopts the scope defined within the IAPAR 2020, being:

- “An assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited; and
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment

- the physical extent of the development in comparison with the approved boundary
- incidents, non-compliances and complaints that occurred or were made during the audit period
- the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
- feedback received from the Department, and other agencies and stakeholders, on the environmental performance of the project during the audit period.
- A review of the status of implementation of previous Independent Audit findings recommendations and actions (if any)
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
- Any other matters considered relevant by the auditor or the Department, considering relevant regulatory requirements and legislation, knowledge of the development's past performance.

## 2. AUDIT METHODOLOGY

### 2.1 Audit Process Overview

The Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* and the methodology set out in the Department's IAPAR.

### 2.2 Audit Process Detail

#### 2.2.1 Audit initiation

Prior to the commencement of the Audit the following tasks were completed:

- Establish initial contact with the auditee
- Confirm the audit team
- Confirm the audit purpose, scope and criteria.

#### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Audit.

#### 2.2.3 Consultation

On 16 January 2024 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The Department responded on the 31 of January 2024 indicating that they did not require any additional issues for inclusion in the Audit. Consultation records are presented in Appendix C.

#### 2.2.4 Meetings

The opening meeting was held on 20 February 2024 at the construction site with project personnel and WolfPeak auditor. During the opening meeting the objectives and scope of the Audit, the resources required, overview of the project and status of the works and methodology to be applied were discussed.

A closing meeting was carried out on the 20 February 2024. The preliminary audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

The Auditor conducted interviews on 20 February 2024 with key Project personnel during and following the site inspection. During the inspection key personnel involved in on-site Project

delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included a detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

*Table 2: Audit meeting personnel interviewed*

| Name              | Role                   | Organisation |
|-------------------|------------------------|--------------|
| Sasha Serrao      | Senior Project Manager | Savills      |
| Stewart Agus      | Senior Project Manager | Roberts Co   |
| Roger Thompson    | Senior Site Manager    | Roberts Co   |
| Gavin O'Dwyer     | HSE Advisor            | Roberts Co   |
| Emma Harris       | Cadet – Engineering    | Roberts Co   |
| Christian Cataldo | HSE Cadet              | Roberts Co   |

It was noted that SINSW Project Directors (Henry Lau and Jose Soares) attended the site inspection and observed part of the audit but were not interviewed.

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the work activities for Stage 1 (Carlingford Public School site only), including bulk earth works, remediation of hazardous material, excavation and services installation to verify implementation of mitigation measures from the CEMP and subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 20 February 2024 and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

**Note:** The day before the site inspection the auditor was advised that the Cumberland High School construction site was closed as a precautionary measure due to concerns about material that may have contained asbestos observed in mulch (outside the site boundary) but in proximity to the site sheds. Photos were taken from a distance, while an investigation was undertaken by the Professional Risk Managers (PRM) consultant.

## 2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents reviewed are presented in Section 3.1 and evidence during the Audit are referenced in the compliance tables presented in Appendix A.

## 2.2.8 Generating audit findings

Audit findings were based on verifiable evidence. The evidence included:

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and recommendations.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table in Appendix A, using the descriptors below:

*Table 3: Compliance status descriptors*

| Status        | Description   |
|---------------|---|
| Compliant     | The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.   |
| Compliant     | WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice. |
| Non-compliant | The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.  |
| Not Triggered | A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.  |

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

The adequacy of post approval documents was determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

### 2.2.11 Completing the audit

The Audit Report was distributed to the Applicant to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised those prepared under the conditions from Schedule 2 of SSD 43065987 applicable to the works being undertaken at the time of the Audit. The primary documents reviewed during the audit are as follows:

- *Development Consent SSD 43065987, dated 29 November 2023 (the Consent)*
- *Environmental Impact Statement (EIS), dated 31 October 2022 by GYDE*
- *Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills*
- *Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.*
- *Environment Management Plan (EMP) Rev.5 dated 7 November 2023 prepared by Roberts Co.*
- *Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA*
- *Construction Soil & Water Management Plan (CSWMP), Rev.3 dated 14 February 2024 prepared by Roberts Co.*
- *Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW*
- *Construction Waste Management Plan (CWMSMP) Rev.2 dated 4 December 2023 prepared by Roberts Co.*
- *Construction Flood Emergency Response Plan Issue 4, dated 20 December 2023 prepared by TTW*
- *Aboriginal Cultural Heritage Management Plan, Version 4, dated 16 February 2024 prepared by EMM*
- *Community Communication Strategy Version 1.0, dated 30 November 2023 prepared by School Infrastructure NSW (SINSW)*
- *Carlingford West Public School and Cumberland High School Complaints Register up to 1 March 2024*
- *Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC*
- *Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC*

Further evidence is referred to within the checklist in Appendix A.



## 3.2 Summary of Compliance

This section, including Table 4, presents the summary of compliance and recommended actions in response to each of the findings from this Audit. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 187 Conditions assessed.
- No non-compliances were identified during this Audit.
- Four (4) observations were identified. These relates to updates on the CEMP, CNVMSP, and CWMSP and the need to establish a Material Import Register.
- 79 Conditions were considered by the Auditor to be compliant.
- 108 Conditions were considered by the Auditor to be not triggered.

This is the first Audit for the Project, therefore there are no previous independent audit findings to be followed-up.

Table 4: Findings from the First Independent Audit (IA1)

| Item ID | Ref. | Category    | Condition / Requirement   | Finding / Recommendation  | Applicant Response / Proposed Action | Status |
|---------|------|-------------|---|---|--------------------------------------|--------|
| IA1-01  | B14  | Observation | <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</li> </ul> <p>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B17); and</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B18).</p> | <p><b>Observation:</b> It was noted that in the CEMP (Rev.5), section 6.7 – Project Management Plans, no reference has been made to the Construction Soil and Water Management Sub-Plan (CSWMP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) as required by this condition.</p> <p><b>Recommendation:</b><br/>Review and update the CEMP to include reference of the Construction Soil and Water Management Sub-Plan (CSWMP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP) in section 6.7.</p>   |                                      | OPEN   |
| IA1-02  | B15  | Observation | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p>   | <p><b>Observation:</b> It was found that the CNVMSP (Rev.3), table 1.0 'Condition Satisfaction Table' an incorrect reference was made for item B15 (b).</p> <p><b>Recommendation:</b> This should be amended, and the correct reference provided in the Plan.</p>   |                                      | OPEN   |
| IA1-03  | B16  | Observation | <p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>  | <p><b>Observation:</b> Specific details of recycling and disposal locations have not been included in the CWMSWP. However, it was noted that section 8.0 of the CWMSWP states that relevant environment protection licence and disposal forms shall be obtained and verified.</p> <p>Additionally, it was indicated by the Contractor that Bingo Waste Management Plan includes a list of licensed disposal locations.</p> <p><b>Recommendation:</b> Review and update the CWMSWP to reference the Bingo Waste Management Plan in section 8.0 to fully address condition B16 (b).</p> |                                      | OPEN   |

| Item ID | Ref. | Category    | Condition / Requirement   | Finding / Recommendation  | Applicant Response / Proposed Action | Status |
|---------|------|-------------|---|---|--------------------------------------|--------|
| IA1-04  | C24  | Observation | <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</li> </ul> | <p><b>Observation:</b> A Material Import Register has not been created to record information on the material and fill Importation data from Douglas Partners.</p> <p><b>Recommendation:</b> Register to be created and maintained during the construction phase of the project.</p> |                                      | OPEN   |

### 3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

A review was conducted of the:

- Construction Environmental Management Plan
- Construction Traffic and Pedestrian Management Sub-Plan
- Construction Noise and Vibration Management Sub-Plan
- Construction Waste Management Sub-Plan
- Construction Soil and Water Management Sub-Plan
- Construction Flood Emergency Response Plan
- Aboriginal Cultural Heritage Management Plan
- Community Communication Strategy

The CEMP and associated sub-plans listed in Section 3.1 were approved by the Certifying Authority and were generally compliant with the requirements of the SSD 43065987 Conditions. Plans were implemented for the works being undertaken and mitigation measures from the EIS included in the plans.

The Auditor raised some observations regarding the CEMP, CNVMSP and CWMSP. It was suggested to make relevant references to other documents and management plans to ensure conditions B14, B15 and B16 are fully addressed.

It was noted that the Construction Soil and Water Management Sub-Plan (14 February 2024, Revision 3.0) and the Aboriginal Cultural Heritage Management Plan (16 February 2024, Version 4.0) were updated prior the audit.

### 3.4 Summary of notices from agencies

To the Auditor's knowledge no formal notices, orders or penalty notices were issued by the Department or other agencies during the audit period.

### 3.5 Other matters considered relevant by the Auditor or DPHI

It was noted that the Cumberland High Public School construction site was closed on the 20 of February 2024 as a precautionary measure due to concerns about 'suspected' Asbestos Containing Material (ACM) which was observed in mulch in an area in proximity to the site sheds, outside the site boundary. An investigation was carried out by Professional Risk Managers (PRM) consultant, which concluded that no asbestos-containing material was identified on the surface of

the mulch. No restrictions on access to the area or other remedial actions in relation to asbestos in mulch was recommended. The site was re-opened on the 21 of February 2024 (the day following the site audit) and PRM report received on the 27 of February 2024 including investigation details, laboratory results and photos.

There were no other matters considered relevant by the Auditor. The Department did not have any comments during the consultation on the audit scope. Consultation records are included in Appendix C.

### 3.6 Complaints

The Project has maintained a Complaints Register available on the project website. Register was current up to 1 March 2024.

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade/2024/march/CWPS\\_CHS\\_Complaints\\_Register\\_Feb\\_24.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade/2024/march/CWPS_CHS_Complaints_Register_Feb_24.pdf)

During the audit period, there have been five (5) complaints recorded from 11 December 2023 to 20 of February 2024. The first complaint was received on the 11 December 2023 regarding a tree placement, which has been discussed with the arborist. Two complaints were received pertaining to dust which were addressed by implementing dust mitigation measures, monitoring dust during high winds and providing a copy of the CNVMSP to the complainant. A complaint for noise was received on the 16 of February 2024 due to the arrival of an oversized piling rig to site overnight; this was discussed with the contractor to minimise bright lights and keep noise to a minimum. It is important to note that the arrival of the piling rig met the Transport Road Regulations and Council requirements.

A complaint was recorded on the 20 February 2024 concerning potential asbestos containing material in mulch laid in an area in proximity to the site sheds, outside the site boundary. This was investigated and results received on the 27 February 2024. This item has been closed.

All complaints made during the audit period have been resolved and closed out.

### 3.7 Incidents

During this audit period, no incidents, as defined by the Consent SSD 43065987, were recorded.

An Incident register has been maintained by the contractors and was sighted as part of the Audit.

### 3.8 Actual versus predicted impacts

The Audit considered the actual impacts based on the site inspection and review of records, on whether they are consistent with the relevant impacts predicted in the development consent's environmental assessment documentation.

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and mitigation measures, to the

Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Audit. Any such comparison is qualitative only.

The works observed and the impacts therein appear to be consistent with those identified in the EIS and RtS Report. A summary of the assessment is presented in Table 5.

*Table 5: Summary of Predicted Versus Actual Impacts for key construction assessment issues*

| Aspect                               | Summary of Impacts   | Actual impacts observed during the audit period   | Consistent (Y/N) |
|--------------------------------------|--|---|------------------|
| Noise and Vibration                  | The Assessment report indicates that construction noise is likely to impact residential receivers that immediately adjoin the site boundary and operational school buildings, sometimes above the highly noise affected noise level of 75dB.   | The Construction Noise and Vibration Management Plan has been prepared and mitigation Measures implemented as follows: <ul style="list-style-type: none"> <li>• Installation of hording (noise barriers) around the worksite to reduce noise levels by 5 to 10 db.</li> <li>• Monitoring of noise with no exceedances recorded to date.</li> <li>• Works have been carried out during construction hours which have been specified in CEMP, site induction and site notice.</li> <li>• Delivery times are posted in the gate and communicated to the workforce.</li> <li>• Only one noise complaint was received due to the arrival of a piling rig on site overnight; this was discussed with the contractor to keep noise to a minimum in the future.</li> <li>• No vibration works have been carried out near the sensitive receivers.</li> <li>• Vibration monitoring results show no exceedances.</li> </ul> | Y                |
| Traffic, Transport and Accessibility | Acceptable impacts on traffic have been identified and could be managed by reducing private car usage.<br>The Department notes a draft STP to encourage sustainable travel modes and reduce car trips.<br>Prepare a Construction Worker Transportation Strategy, which details travel arrangements for construction workers, including public transport routes, to reduce impacts on street parking. | Construction Traffic and Pedestrian Management Plan has been prepared and implemented.<br>Traffic controllers are in place at Dunmore Ave and Felton Road West site entrances. No traffic complaints have been received during the audit period.<br>Parking and laydown areas are confined to the project footprint. No work zones.   | Y                |
| Biodiversity                         | The BDAR did not find roosting, breeding, or foraging habitat for the Powerful Owl, and concluded that no species credits are required to offset the impact of the proposal.   | Tree protection zone/fencing has been installed and relevant trees retained. Arborist has been appointed.<br>Compliance with the condition set out in the BDAR for the clearing period (November 2023 to February 2024) of development works was confirmed.   | Y                |

| Aspect                        | Summary of Impacts  | Actual impacts observed during the audit period  | Consistent (Y/N) |
|-------------------------------|---|--|------------------|
| Contamination and Remediation | It is considered unlikely that any contamination in the soil would impact on surface water run off or the underlying groundwater; however, soil testing found one sample containing asbestos in the south-western corner of the site in fill material and the presence of asbestos materials in the existing school buildings in other areas of the site has not been disregarded given the building age. | Remediation Action Plan (RAP) has been prepared and Addendum to the RAP Stage 1 was made to the portion of the development that is proposed as landscape area.<br><br>EPA Accredited Auditor provided an Interim Audit Advice (from EP Risk) and indicated that upon amendment of the RAP the remediation can proceed. Remediation has been carried out in accordance with RAP Addendum.<br><br>Suspected asbestos containing material (ACM) was investigated in mulch in an area close to the site sheds (outside the site boundary) for Cumberland High School on the 20 February 2024. The consultant PRM investigated the material and concluded that no asbestos-containing material was identified on the surface of the mulch. The site was re-opened on the 21 of February 2024. | Y                |
| Aboriginal Cultural Heritage  | The ACHAR stated that CWPS IF1 is considered to have low archaeological significance. No other cultural artefacts were observed.<br><br>The ACHAR stated that the registered Aboriginal parties did not identify sites of cultural value.   | An Aboriginal Cultural Heritage Management Plan has been developed by EMM and has been implemented. Consultation with registered Aboriginal parties has been undertaken.<br><br>No significant aboriginal objects or historical heritage finds have been identified within the project area.   | Y                |

There have been no significant environmental related incidents. The works were within the approved boundary (as best as could be confirmed by visual inspection only). This, along with the high degree of compliance, and lack of incidents indicates that the environmental impacts are mostly minor and qualitatively well within that predicted by the EIS and RtS.

### 3.9 Key strength and environmental performance

The overall outcome of this Audit indicated that compliance was proactively tracked by the key project personnel. The following strengths were demonstrated by the Applicant in managing compliance against the Conditions:

- The compliance records were available at the time of the audit and have been managed for the construction works
- Relevant environmental and monitoring records i.e., site inspections, dust, noise and vibration monitoring results were presented to provide verification of compliance to consent requirements
- No incidents have been reported during this audit period.
- There were no on-site environmental issues raised during the site inspection and mitigation measures were implemented by the contractors and maintained as follows:

- Site notice was installed at the site entry
- Construction site was well fenced and secured
- Tree protection zone fencing, and signage were in place
- Erosion and sedimentation controls i.e., silt fence was installed around the perimeter
- Real time noise, dust and vibration monitoring being conducted
- Noise barrier hoarding has been installed around the worksite
- No construction heavy vehicles parked outside the construction boundary
- Waste bins were available at various locations
- No dust and no mud tracking issues were identified.



## 4. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## **APPENDIX A – SSD 43065987 CONDITIONS OF CONSENT**

| Unique ID   | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations  | Compliance status |
|---|--|--|---|-------------------|
| <b>SCHEDULE 2</b>                                     |  |  |   |                   |
| <b>PART A: ADMINISTRATIVE CONDITIONS</b>              |  |  |   |                   |
| <b>Obligation to Minimise Harm to the Environment</b> |  |  |   |                   |
| A1  | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.   | Site inspection and interview with auditees 20/02/2024<br>R Construct system<br>HSE Site inspections 24/1/24, 5/2/24, 13/12/23   | During the site inspection, interviews and document review it was noted that feasible and reasonable measures to prevent harm to the environment were observed.<br>Site inspections are carried out weekly. Sighted records for 13/12/23, 5/2/24 and 24/1/24 re. Cherrie civil realising water out of the sewer flooded burrow pit.<br>The following controls were sighted: soil and erosion sedimentation controls; ATF hoarding and fencing installed around the perimeter; site notice board on both sides of the school entrances with contact details for community; noise monitoring and acoustic barrier (HS) waste management; and traffic controls.<br>Hygienist was brought to the site after the suspect material was found on Sunday 17 of February 2024. Pre-start meeting was carried out and workers sent home as the site was shut down, until results are received.<br>Refer to the Appendix E for the photos taken during the inspection. | Compliant         |
| <b>Terms of Consent</b>                               |  |  |   |                   |
| A2  | The development may only be carried out:<br>a) in compliance with the conditions of this consent;<br>b) in accordance with all written directions of the Planning Secretary;<br>c) generally in accordance with the EIS and Response to Submissions;<br>d) in accordance with the approved plans:<br><i>Architectural Plans prepared by Woods Bagot and Landscape Plans prepared by Urbis</i>  | Development Consent SSD 43065987 Upgrades to Carlingford West Public School and Cumberland High School. 29/11/2023<br>Stamped Plans prepared by Wood Bagot approved by DPHI on 23/11/2023<br>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC<br>Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC | Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.<br>Stamped Plans posted on the website were approved by DPHI on the 23/11/2023, Architectural 05.08.2022 and Landscaping plans 22.01.2023.<br>The Certifier has verified that the works to date are consistent with the approved design. The following Certificates were presented:<br><ul style="list-style-type: none"> <li>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC</li> <li>Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC</li> </ul> Mitigation Measures from the EIS have been incorporated in the CEMP.   | Compliant         |
| A3  | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:<br>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;<br>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and<br>c) (c) the implementation of any actions or measures contained in any such document referred to in (a) above | Site inspection and interview with auditees 20/02/2024<br>Post Approval Form 6/12/2023 re. CEMP and sub-plans<br>Letter from DPHI to SINSW 22/12/23 acknowledgment of CEMP and sub-plans<br>Letter from DPHI to SINSW 22/12/23 acknowledgment of CTPMP<br>RFI from the DPHI dated 13/12/23 re. CFEMP.<br>Applicant response dated 12/01/2024<br>DPHI letter dated 23/1/24 re. acceptance of the updated on the Plan  | DPHI did not have any comments on any of the Plans submitted on the 6/12/2023 (CEMP, sub-plans). Letter with acknowledgement was received on the 22/12/2023. 1<br>One RFI was received from the DPHI 13/12/23 re. CFEMP. Applicant responded on the 12/01/2024 and a letter was received on the 23/1/24 accepting the updated on the Plan.<br>No other directions from the Planning Secretary have been issued on the CEMP and Plans.   | Compliant         |
| A4  | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents  | Interview with auditees 20/02/2024   | There was no inconsistency, ambiguity or conflict between consent and the document listed in condition A2 (c) and (d).  | Not Triggered     |

| Unique ID                              | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|--|--|--|--|-------------------|
|  | listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.  |  |  |                   |
| <b>Limits of Consent</b>               |  |  |  |                   |
| A5                                     | This consent lapses five years after the date of consent unless work is physically commenced.  | Interview with auditees 20/02/2024<br>Notification of re-commencement, 7/12/2023   | The construction commenced on 11/12/2023; it commenced within 5 years. Notification of re-commencement was provided 7/12/2023.   | Compliant         |
| <b>Prescribed Conditions</b>           |  |  |  |                   |
| A6                                     | The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.  | Interview with auditees 20/02/2024<br><br>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC<br><br>Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC  | Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> <li>• Compliance with the BCA (2 Crown Certificates received for current works)</li> <li>• Erection of signs (1 site notice at gate 1)</li> <li>• Residential building work (not relevant)</li> <li>• Entertainment venues (not relevant)</li> <li>• Signage for max number of persons in venues (not relevant for construction)</li> </ul> The Construction Certificates were granted prior to commencing any work onsite: <ul style="list-style-type: none"> <li>• Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC</li> <li>• Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC</li> </ul> The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition | Compliant         |
| <b>Planning Secretary as Moderator</b> |  |  |  |                   |
| A7                                     | In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.  | Interview with auditees 20/02/2024   | No disputes with DPHI or other public authorities noted during this audit period.  | Not Triggered     |
| <b>Evidence of Consultation</b>        |  |  |  |                   |
| A8                                     | Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol> | Interview with auditees 20/02/2024<br>CTPMSP consultation with Council<br>TfNSW Email with endorsement of CTPMSP Rev.4 received 14/12/23<br><br>Correspondence was sent to Council 16/11/2023 with copy of the dilapidation report.<br><br>Dilapidation reports submitted to Owners on the 17/12/23<br><br>CNVMP Consultation with the community and their feedback.<br><br>CSWMSP – Council consultation was sent on the 9/11/23; 17/11/23 response from Council with no comments. Rev.2 of the Plan was also | Consultation records were sighted with relevant authorities as follows: <ul style="list-style-type: none"> <li>- For B19 - Section 2.3 of the CTPMSP consultation with Council and TfNSW. Endorsement from TfNSW was received on the 14/12/23 subject to some conditions, which were acknowledged and some of them included in the Plan and other documents.</li> <li>- For B5 – correspondence was sent to Council 16/11/2023 with copy of the dilapidation report Acknowledgement 20/11/23. A copy of the dilapidation reports was provided to the Owners on the 17/12/23. On the 14/9/2024 pre-construction dilapidation reports will be done in their properties.</li> <li>- For B15 - Table 3 of the CNVMP Consultation with the community and their feedback.</li> <li>- For B17 - CSWMSP – Council consultation was sent on the 9/11/23; 17/11/23 response from Council with no comments. Rev.2 of the Plan</li> </ul>  | Compliant         |

| Unique ID  | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|--|--|--|--|-------------------|
|  |  | submitted on the 20/12/23 and Rev.3, 14/2/24 was also submitted to Council and acknowledge 15/2/23.<br><br>Weekly operation meetings 22/11/23 (No.10), 6/12/23 and 7/2/24 (No.12)  | was also submitted on the 20/12/23 and Rev.3, 14/2/24 was also submitted to Council and acknowledge 15/2/23.<br><br>- Weekly operation meetings 22/11/23 (No.10), 6/12/23 and 7/2/24 (No.12)   |                   |
| <b>Staging</b>   |  |  |  |                   |
| A9   | The project may be constructed and operated in stages generally in accordance with the terms/conditions of this consent and the details set out in Appendix LL of the EIS, 'Preliminary Staging Report', dated 26 October 2023 and prepared by Savills.  | Interview with auditees 20/02/2024<br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills   | A Preliminary Staging Report, Rev.1 dated 26 October 2023 was prepared by Savills.   | Compliant         |
| A10  | Construction staging of the proposed development may be varied in accordance with a revised Staging Report submitted to and approved by the Planning Secretary.  | Interview with auditees 20/02/2024<br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills<br><br>Lodgement of receipt from DPHI, 27/10/2023.  | Preliminary Staging Report, Rev.1 dated 26 October 2023 prepared by Savills was approved by DPHI as part the Instrument of Consent, listed in the condition above.<br><br>Sighted correspondence on the 27/10/2023 indicating lodgement of receipt from DPHI. Staging Report was uploaded to the Planning Portal.<br><br>No changes have been identified in the Staging Report.  | Not Triggered     |
| A11  | Any revised Staging Report prepared in accordance with condition A10 must:<br>a) maintain the staged operation generally in accordance with the terms/conditions of this consent and the details set out in Appendix LL of the EIS, 'Preliminary Staging Report', dated October 2022 and prepared by Savills,<br>b) set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;<br>c) specify how compliance with conditions will be achieved across and between each of the stages of the project;<br>d) specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and<br>e) set out mechanisms for managing any cumulative impacts arising from the proposed construction staging | Interview with auditees 20/02/2024<br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills   | Preliminary Staging Report, Rev.1 dated 26 October 2023 prepared by Savills has not been revised.  | Not Triggered     |
| A12  | The project must be staged generally in accordance with the details approved under condition A9 unless a revised Staging Report has been approved under condition A10 in which case the project must be staged in accordance with the approved revised Staging Report.   | Interview with auditees 20/02/2024<br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills   | Preliminary Staging Report, Rev.1 dated 26 October 2023 prepared by Savills.<br><br>Development has been carried out in accordance with the staging report.  | Compliant         |
| A13  | The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under condition A9 or a revised Staging Report approved under condition A10, must be complied with at the relevant time for that stage including independent auditing requirements.  | Interview with auditees 20/02/2024<br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills   | Preliminary Staging Report, Rev.1 dated 26 October 2023 prepared by Savills.<br><br>Development has been carried out in accordance with the staging report.  | Compliant         |
| <b>Staging, Combining and Updating Strategies, Plans or Programs</b> |  |  |  |                   |
| A14  | The Applicant may:<br>a) prepare and submit any strategy, plan (including management plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan) or program);<br>b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and   | Interview with auditees 20/02/2024<br><br>Preliminary Staging Report, Rev.1 dated 26 October 2023 by Savills<br><br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Notification of commencement to DPHI, 7/12/2023 | Preliminary Staging Report, Rev.1 dated 26 October 2023 prepared by Savills.<br><br>Notification of commencement to DPHI on the 7/12/2023<br><br>The CEMP and sub-plans were prepared and submitted to DPHI on the 6/12/2023.<br><br>One RFI was received from the DPHI 13/12/23 re. CFEMP. Applicant responded on the 12/01/2024 and a letter was received on the 23/1/24 accepting the updated on the Plan.<br><br>CSWMSP was revised 14/2/2024 and submitted to DPHI on the 16/2/24<br>AHMP was revised 16/02/2024 and submitted to DPHI on the 19/2/24 | Compliant         |

| Unique ID                  | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|----------------------------|--|--|--|-------------------|
|                            | c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)  | Submission of CEMP and sub-plans to DPHI 6/12/23<br>CSWMSP (revised) 14/2/2024, Rev.3<br>AHMP (revised) 16/02/2024, version 4<br>Post Approval Form 15/2/2024 for CSWMSP<br>Post Approval Form 19/2/2024 for AHMP  |  |                   |
| A15                        | Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.  | Interview with auditees 20/02/2024<br>Submission of CEMP and sub-plans to DPHI 6/12/23<br>CSWMSP (revised) 14/2/2024, Rev.3<br>AHMP (revised) 16/02/2024, version 4<br>Post Approval Form 15/2/2024 for CSWMSP<br>Post Approval Form 19/2/2024 for AHMP  | The following Plans were submitted for information to DPHI:<br>- CSWMSP was revised 14/02/2024 and submitted to DPHI on the 16/2/24 (Appendix 1 was update ESCP).<br>- AHMP was revised 16/2/2024 and submitted to DPHI on the 19/2/24   | Compliant         |
| A16                        | If the Planning Secretary agrees, a strategy, plan (including management plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent  | Interview with auditees 20/02/2024   | No alter the program so far.   | Not Triggered     |
| A17                        | Updated strategies, plans (including management plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.   | Interview with auditees 20/02/2024<br>Aconex correspondence No. RobCo TRANSMIT – 000220 dated 16/2/24 to Cherrie Civil Engineering re. ESC Plan<br>CSWMSP (revised) 14/2/2024, Rev.3<br>Post Approval Form 15/2/2024 for CSWMSP  | Current CEMP and sub-plans have been implemented on site. The latest changes on the CSWMSP included an update on the ESC Plan, this was sent to Cherrie Civil Engineering on the 16/2/24. Sighted Aconex correspondence. CSWMSP was revised and submitted to DPHI on the 16/2/24.  | Compliant         |
| <b>Structural Adequacy</b> |  |  |  |                   |
| A18                        | All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  | Interview with auditees 20/02/2024<br>Structural Design Certificate from TTW, 1/12/23<br>Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC<br>Structural Design Certificate from TTW, 13/11/23<br>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC | Structural Design Certificates were issued by TTW on the 1/12/2023 for Cumberland High School and 13/11/2023 for Carlingford West Public-School confirming compliance with the BCA (including the list of structural engineering drawings).<br>This was verified by the Certifier through issue of the Crown Works Certificates.<br>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. | Compliant         |
| A19                        | All new buildings and structures that interact with floodwaters in a 1% Annual Exceedance Probability and Probable Maximum Flood event, as identified in Flood Impact Assessment Report, revision 12, prepared by Taylor Thomson Whitting (NSW) Pty Ltd and dated 26 September 2023, must be constructed from flood compatible building components that can withstand the flow velocities, flow depths and associated debris loads of a Probable Maximum Flood event.<br><i>Notes: • Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> | Interview with auditees 20/02/2024<br>Structural Design Certificate CC1 from TTW, 1/12/23<br>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC  | Structural Design Certificates were issued by TTW on the 1/12/2023 for Cumberland High School and 13/11/2023 for Carlingford West Public-School confirming compliance with the BCA (including the list of structural engineering drawings).<br>This was verified by the Certifier through issue of the Crown Works Certificates.   | Compliant         |

| Unique ID                                  | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|--|--|--|--|-------------------|
|  |  | Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC  | The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.   |                   |
| <b>External Walls and Cladding</b>         |  |  |  |                   |
| A20  | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.   | Interview with auditees 20/02/2024   | This requirement will be addressed part of the Crown Certificate No.3.   | Not Triggered     |
| <b>External Materials</b>                  |  |  |  |                   |
| A21  | The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"> <li>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>(c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it.</li> </ul>   | Interview with auditees 20/02/2024   | This requirement will be addressed part of the Crown Certificate No.3.   | Not Triggered     |
| <b>Applicability of Guidelines</b>         |  |  |  |                   |
| A22  | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent or as otherwise provided in the relevant document or applicable legislation or regulation.<br><i>Note: Section 6.28(2) provides that Crown building work complies with the Building Code of Australia that applies at the time of the date of invitation for tenders for the Crown building work</i>  | Interview with auditees 20/02/2024<br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.  | The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.   | Compliant         |
| A23  | Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.   | Interview with auditees 29/6/2023<br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.   | The project plans reference the current versions of guidelines, protocols, Standards or policies. CEMP and sub-plans make reference to current AS/NZS standards.   | Compliant         |
| <b>Monitoring and Environmental Audits</b> |  |  |  |                   |
| A24  | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.<br><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i> | Interview with auditees 20/02/2024<br>HSE Site inspections 24/1/24, 5/2/24, 13/12/23<br>Construction work site checklist 13/12/2023, 10/1/2024<br>Noise monitoring results January 2024, Vanguard Technologies   | The relevant section of the EPA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.), and with records retained.<br><br>R. Co have been doing their weekly inspections, sighted 24/1/24, 5/2/24, 13/12/23. No Environmental Audits yet.<br><br>An inspection included items such as pollution, waste, hazardous substances, ESC e.g. geo fab replacements, etc., attended by SINSW and R. Co, and Savills. Also, monthly audits are carried out by SINSW OHS compliance team (some environmental items are picked up there).<br><br>Noise monitoring has been required for current works; two monitor devices have been installed near the sensitive receivers. Noise monitoring results for January 2024 have been uploaded in the project website. | Compliant         |
| <b>Access to Information</b>               |  |  |  |                   |
| A25  | At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> </ul> </li> </ul>   | Interview with auditees 20/2/2024<br><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-reports</a> | A project website has established:<br><br><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-reports</a><br><br>a)  | Compliant         |

| Unique ID  | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|--|--|--|--|-------------------|
|  | (ii) all current statutory approvals for the development;<br>(iii) all approved strategies, plans and programs required under the conditions of this consent;<br>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;<br>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;<br>(vi) a summary of the current stage and progress of the development;<br>(vii) contact details to enquire about the development or to make a complaint;<br>(viii) a complaints register, updated monthly;<br>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;<br>(x) any other matter required by the Planning Secretary; and<br>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations. | Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Noise monitoring results January 2024, Vanguard Technologies<br><br>Complaints register current to 1/3/2024 | i) SSD conditions. EIS and stamped plans from 23/11/2023 were published on the website.<br>ii) As above<br>iii) Stamped plans from 11/2023. CEMP and relevant sub-plans published on the website.<br>iv) Report from this audit will be uploaded when completed. So far one project update for December 2023 has been published.<br>v) Noise monitoring results January 2024, Vanguard Technologies<br>vi) So far one project update for December 2023 has been published. They will be published after completing of milestones.<br>vii) Contact us link included in website (to send an email). Project update sheet there is a contact phone number and email for SINSW.<br>viii) Complaints register up-to 1 March 2024 (5 complaints within the audit period – 2 more at the end of Feb 2024).<br>ix) This is the first audit.<br>x) Nothing else required, but the website includes: works notifications and information packs sighted. 19/2/204 works notification.<br><br>b) The information on the website is up to date. |                   |
| <b>Compliance</b>                                    |  |  |  |                   |
| A26  | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.   | Site Specific Induction Presentation slides from Roberts Co., Rev.6  | The Induction Presentation slides provides information relating to conditions compliance during construction, hours work, environmental management controls, aboriginal archaeological, project emergency plan & site rules and site layout plans.<br><br>Slide 8 includes working hours, SSD number and compliance requirements, slide 45-46 emergency evacuation plan.   | Compliant         |
| <b>Incident Notification, Reporting and Response</b> |  |  |  |                   |
| A27  | The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.  | Interview with auditees 20/02/2024   | No reportable incidents have occurred during the audit period.   | Not Triggered     |
| A28  | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.   | Interview with auditees 20/02/2024   | No reportable incidents have occurred during the audit period.   | Not Triggered     |
| <b>Non-Compliance Notification</b>                   |  |  |  |                   |
| A29  | The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.   | Interview with auditees 20/02/2024   | No non-compliances raised during the audit period.   | Not Triggered     |
| A30  | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.   | Interview with auditees 20/02/2024   | No non-compliances raised during the audit period.   | Not Triggered     |
| A31  | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.   | Interview with auditees 20/02/2024   | Noted  | Not Triggered     |
| <b>Revision of Strategies, Plans and Programs</b>    |  |  |  |                   |
| A32  | Within three months of:  | Interview with auditees 20/02/2024   | The project started 11/12/2023, has triggered a review of a Plan.  | Not Triggered     |



| Unique ID  | Compliance requirement   | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|--|--|---|--|-------------------|
|  | (a) the submission of an incident report under condition A28;<br>(b) the submission of an Independent Audit under condition C41 or C43;<br>(c) the approval of any modification of the conditions of this consent; or<br>(d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,<br>(e) the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out  | Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Construction Soil & Water Management Plan (CSWMP), Rev.2 dated 4 December 2022 prepared by Roberts Co.<br><br>Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 prepared by EMM. ACHMP was updated to version 4.0 16/2/2024   | <ul style="list-style-type: none"> <li>- No incidents recorded for the project during the audited period.</li> <li>- This is the first Independent Audit.</li> <li>- No MODs</li> <li>- No written directions from DPHI to revise strategies or plans.</li> </ul> The CSWMSP was revised and submitted to DPHI on the 16/2/24 (Appendix 1 was update ESCP). Also, the Aboriginal Cultural Heritage Management Plan, Version 3, dated 6/12/2023 prepared by EMM was updated to version 4.0 16/2/2024. |                   |
| A33  | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.<br><br><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i> | Interview with auditees 20/02/2024<br><br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Construction Soil & Water Management Plan (CSWMP), Rev.2 dated 4 December 2022 prepared by Roberts Co.<br><br>CSWMSP (revised) 14/2/2024, Rev.3<br>Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 prepared by EMM.<br><br>AHMP (revised) 16/02/2024, version 4 | Two improvements were identified to the environmental performance, and therefore the CSWMP and AHMP were updated.<br><br>Sighted new revisions and submission to the DPHI, refer to condition A15 and A32.   | Compliant         |
| <b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b> |  |   |  |                   |
| <b>Notification of Commencement</b>                  |  |   |  |                   |
| B1   | The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.  | Letter from SINSW 30/11/2023 to DPHI with notification of commencement of Stage 1<br><br>Letter from SINSW 7/12/2023 to DPHI with notification of commencement<br><br>Post Approval Document 7/12/2023<br><br>Interview with auditees 20/2/2024   | Letter from SINSW 30/11/2023 and 7/12/2023 to DPHI with notification of commencement was presented. Works commenced on the 11/12/2023 (initial date 5/12/2023 was postponed).  | Compliant         |
| B2   | If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.  | Letter from SINSW 30/11/2023 to DPHI with notification of commencement of Stage 1<br><br>Letter from SINSW 7/12/2023 to DPHI with notification of commencement<br><br>Post Approval Document 7/12/2023<br><br>Interview with auditees 20/2/2024   | Letter from SINSW 30/11/2023 to DPHI with notification of commencement of construction for Stage 1 was presented. Works commenced on the 11/12/2023 (initial date 5/12/2023 was postponed).  | Compliant         |
| <b>Certified Drawings</b>                            |  |   |  |                   |
| B3   | Prior to the commencement of construction of the relevant works within the relevant stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.   | Structural Design Certificate CC1 (Piling and Bulk Excavation) from TTW, 13/11/23 and 5/12/23<br><br>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC   | The structural drawings were prepared by TTW approved by the Certifier as part of the CC1. Structural Drawings List is attached to the Certificate. Sighted Aconex Documents tap with all the drawings, indicating the revision number and dates.<br><br>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.    | Compliant         |

| Unique ID   | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|---|---|---|--|-------------------|
|   |   | Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC   |  |                   |
| <b>External Walls and Cladding</b>  |   |   |  |                   |
| B4  | Prior to the commencement of construction of external walls and cladding within the any relevant stage, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.  | Interview with auditees 20/2/20240  | This requirement will be addressed part of the Crown Certificate No.3.   | Not Triggered     |
| <b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b> |   |   |  |                   |
| B5  | <p>Prior to the commencement of any construction of the relevant works within the relevant stage, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</li> <li>submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.</li> </ol> | <p>Pre-construction dilapidation survey to Owners, 14/9/2023</p> <p>Copy of the Dilapidation reports sent Owners 17/12/23</p> <p>Dilapidation Survey for Felton Road West 18/10/23 from Acumen Engineers</p> <p>Dilapidation Survey for Felton Road West Pathway 18/10/23 from Acumen Engineers</p> <p>Correspondence to Council 16/11/2023 re. copy of the dilapidation report</p> <p>Council Acknowledgement email 20/11/23</p> <p>Email sent to Certifier re. Pre-Construction Dilapidation Report, 14/11/2023</p> | <ol style="list-style-type: none"> <li>Evidence of consultation was sighted by submission of letters to the Owners. Copy of the dilapidation reports was provided to the Owners on the 17/12/23. On the 14/9/2023 pre-construction dilapidation reports will be done in their properties.</li> <li>Dilapidation Survey for Felton Road West 18/10/23 from Acumen Engineers. Letter from Acumen Engineers dated 30/10/23 indicates that inspections were carried out on the 18, 20 and 25 of September 2023. Other surveys were completed for Felton Rd East, School Buildings, Dunmore Rd and the near-by Ohouses.</li> <li>Sighted Dilapidation Survey for Felton Road West Pathway 18/10/23 from Acumen Engineers and Felton Road East West Northern Footpath and Kerb dated 18/10/23</li> </ol> <p>Correspondence was sent to Council 16/11/2023 with copy of the dilapidation report Acknowledgement 20/11/23.</p> <ol style="list-style-type: none"> <li>Property Condition Survey from Acumen Engineers identifies all public infrastructure and assets in the vicinity of the site that have potential to be affected dated 18/10/2023.</li> <li>Pre-Construction Dilapidation Report was submitted to Certifier on 14/11/2023.</li> </ol> <p>DPHI has not requested a copy of the pre-construction dilapidation reports.</p> | Compliant         |
| <b>Pre-Construction Survey – Adjoining and likely Impact to Properties</b>        |   |   |  |                   |
| B6  | Prior to the commencement of any construction of the relevant works within the relevant stage, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.   | <p>Pre-construction dilapidation survey to Owners, 14/9/2023</p> <p>Copy of the Dilapidation reports sent Owners 17/12/23</p>   | Evidence of consultation was sighted through correspondence sent to the Owners. Submission of letters to the owner. Copy of the dilapidation reports was provided to the Owners on the 17/12/23. On the 14/9/2023 pre-construction dilapidation reports will be done in their properties.  | Compliant         |
| B7  | Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.   | <p>Pre-construction dilapidation survey to Owners, 14/9/2023</p> <p>Copy of the Dilapidation reports sent Owners 17/12/23</p>   | Pre-Construction Condition Survey was undertaken by a suitably qualified and experienced expert from Acumen Engineers prior to the commencement of vibration generating works that could impact on the identified buildings.   | Compliant         |
| B8  | <p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ol style="list-style-type: none"> <li>provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</li> </ol>   | <p>Pre-construction dilapidation survey to Owners, 14/9/2023</p> <p>Copy of the Dilapidation reports sent Owners 17/12/23</p>   | <p>Vibration works have not started yet. However, Pre-Construction Condition Survey was prepared prior to construction and performed:</p> <ol style="list-style-type: none"> <li>Hard Copies of the dilapidation reports were provided to owners, sighted post office tracker with owner's addresses.</li> </ol>   | Compliant         |

| Unique ID   | Compliance requirement  | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---|---|--|--|-------------------|
|   | <ul style="list-style-type: none"> <li>b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.</li> </ul>   | Email sent to Certifier re. Pre-Construction Dilapidation Report, 14/11/2023   | <ul style="list-style-type: none"> <li>b) Pre-Construction Survey Report was submitted to Certifier on the xxx confirmation from the Certifier received on the xxx</li> <li>c) DPPI has not requested this.</li> </ul>   |                   |
| <b>Community Communication Strategy</b>           |   |  |  |                   |
| B9  | <p>No later than 48 hours before prior to the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding\ rectification or compensation.</li> </ul> </li> <li>(e) include any specific requirements around traffic and noise and vibration.</li> </ul> | <p>Community Communication Strategy (CCS) Version 0.1 for Carlingford West Public School and Cumberland High School, 30/11/2023</p> <p>Date of construction commencement 11/12/2023</p> <p>Post Approval Form re. Submission of the CCS to DPPI, 13/11/2023</p> <p>Letter from DPPI with acknowledgement of the CCS, 18/12/2023</p> <p>Project website:<br/> <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/c/carlingford-west-public-school-and-cumberland-high-school-upgrade.html#category-project-updates</a></p> <p>Project updates for December 2023</p> <p>Complaints register current to 1/3/2024</p> | <p>Community Communication Strategy (CCS) provided mechanisms to help communication between the Applicant, the relevant Council, and the community (including adjacent affected landowners and businesses and others directly impacted by the development) while the development was being planned and built, as well as for at least a year after it was finished.</p> <p>Strategy includes the following:</p> <ul style="list-style-type: none"> <li>(a) Section 3</li> <li>(b) Section 4.1 and 4.2</li> <li>(c) Section 4.1 and 5</li> <li>(d) Section 6 includes (i) to (iii)</li> <li>(e) Section 3, 4 and 5</li> </ul> <p>CCS was submitted to DPPI on the 13/11/2023.</p> | Compliant         |
| <b>Ecologically Sustainable Development</b>       |   |  |  |                   |
| B10   | <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>   | <p>Letter from E-Lab consulting re. Green Star Confirmation, 30/10/2023</p> <p>Email to the Certifier, 13/11/2023 re. evidence of registration for a minimum 4-star green start rating with BCA</p>  | <ul style="list-style-type: none"> <li>a) Green Star letter from E-Lab consulting indicating that the buildings will aim to have the 4 star green start rating. Email to the Certifier was sent on the 13/11/2023 re. evidence of registration for a minimum 4 star green start rating with BCA.</li> <li>b) N/A</li> </ul>  | Compliant         |
| <b>Outdoor Lighting</b>                           |   |  |  |                   |
| B11   | <p>Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with <i>AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements</i> and <i>AS 4282-2019 Control of the obtrusive effects of outdoor lighting</i>.</p>  | Interview with auditees 20/02/2024   | External Lighting will be addressed as part of the Crown Certificate No.3.   | Not Triggered     |
| <b>Demolition</b>                                 |   |  |  |                   |
| B12   | <p>Prior to the commencement of construction demolition, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>  | Interview with auditees 20/02/2024   | <p>Demolition was completed by a different contractor (Taylor) as part of an exemption. Demolition work is not triggered for the current SSD.</p> <p>Sighted photo in near maps, 3 October 2023 showing that demolition was completed before the start of Stage 1.</p>   | Not Triggered     |
| <b>Environmental Management Plan Requirements</b> |   |  |  |                   |
| B13   | <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p>  | Environment Management Plan (EMP) Rev.5 dated 7 November 2023 prepared by Roberts Co.  | Roberts Co. has prepared an Environment Management Plan (EMP) Rev.5 dated 7 November 2023 for the project. Additionally, a CEMP and sub-plans  | Compliant         |

| Unique ID   | Compliance requirement  | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---|---|--|--|-------------------|
|   | <p>Notes:</p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>  | <p>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.</p> <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW</p> <p>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA</p> <p>Construction Soil &amp; Water Management Plan (CSWMP), Rev.2 dated 4 December 2022 prepared by Roberts Co.</p> <p>CSWMSP (revised) 14/2/2024, Rev.3</p> <p>Construction Waste Management Plan (CWMSWP) Rev.2 dated 4 December 2023 prepared by Roberts Co.</p> <p>Construction Flood Emergency Response Plan Issue 4, dated 20 December 2023 prepared by TTW</p> | <p>have been prepared giving regard to the Guideline where specifics are required by the consent. Sighted copies of the:</p> <ul style="list-style-type: none"> <li>Construction Environmental Management Plan (CEMP),</li> <li>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</li> <li>Construction Noise and Vibration Management Sub-Plan (CNVMSP)</li> <li>Construction Waste Management Plan (CWMSWP)</li> <li>Construction Soil and Water Management Sub-Plan (CSWMSP)</li> <li>Construction Flood Emergency Response Plan</li> </ul>  |                   |
| <b>Construction Environmental Management Plan</b> |   |  |  |                   |
| B14   | <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</li> </ul> <p>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B17); and</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B18).</p> | <p>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.</p> <p>CNVMSWP, Rev.3 dated 1 December 2023 prepared by PWNA</p> <p>CWMSWP Rev.2 dated 4 December 2023 prepared by Roberts Co.</p> <p>CSWMP, Rev.2 dated 4 December 2022 prepared by Roberts Co.</p> <p>CSWMSP (revised) 14/2/2024, Rev.3</p> <p>Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 prepared by EMM.</p>  | <p>Roberts Co prepared the Construction Environment Management Plan (CEMP) Rev.5 on the 4 December 2023. Plan includes:</p> <p>a)</p> <ul style="list-style-type: none"> <li>i. section 6.9</li> <li>ii. section 3.3</li> <li>iii. section 6.7 and Appendix 4 of EMP.</li> </ul> <p><b>Observation: section 6.7 should make a reference to the Construction Soil and Water Management Sub-Plan (CSWMP) and Construction Noise and Vibration Management Sub-Plan (CNVMSP).</b></p> <ul style="list-style-type: none"> <li>iv. section 8.2</li> <li>v. section 8.3 (refer to stakeholder management strategy)</li> </ul> <p>b) section 8.5.2</p> <p>c) CNVMSP, Rev.3 dated 1 December 2023 prepared by PWNA</p> <p>d) CWMSWP Rev.2 dated 4 December 2023 prepared by Roberts Co.</p> <p>e) CSWMP, Rev.2 dated 4 December 2022 prepared by Roberts Co; revised sub-plan 14 February 2024, Rev.3</p> <p>f) Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 prepared by EMM; revised plan 16 February 2024, version 4.</p> | Compliant         |
| B15   | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p>  | <p>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA</p>   | <p>PWNA prepared the Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 on the 1 December 2023. Plan includes:</p> <p>a) Appendix C</p> <p>b) Section 3.2.1.</p> <p><b>Observation: Table 1.0 'Condition Satisfaction Table' has the incorrect reference for item B15 (b). This should be amended and provide the correct reference.</b></p> <p>c) Section 5.2</p>   | Compliant         |

| Unique ID  | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations  | Compliance status |
|--|---|---|---|-------------------|
|  | <p>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p>  |   | <p>d) Section 5.4, 5.5</p> <p>e) Section 5.4, 5.5</p> <p>f) Section 5.4</p> <p>g) Section 5.3.2 (vibration) and 5.2.3 (Noise)</p>   |                   |
| B16  | <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>   | <p>Construction Waste Management Plan (CWMSP) Rev.2 dated 4 December 2023 prepared by Roberts Co.</p>   | <p>Roberts Co prepared the Construction Waste Management Plan (CWMSP) Rev.2 on the 4 December 2023. Plan includes:</p> <p>a) Section 7.1 and 7.5.1</p> <p>b) Section 8.0 indicates that relevant environment protection licence and disposal forms shall be obtained and verified. <b>However, specific details of recycling and disposal location have not been included in the CWMSP. It was indicated by the auditee that Bingo Waste Management Plan includes a list of licensed disposal locations. Observation: It is suggested that reference to Bingo Waste Management Plan is made in the CWMSP to address this condition.</b></p> <p>c) Section 9.0</p> | Compliant         |
| B17  | <p>The Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.</p> <p>(e) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(f) detail all off-site flows from the site; and</p> <p>(g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.</p> | <p>Construction Soil &amp; Water Management Plan (CSWMP), Rev.2 dated 4 December 2022 prepared by Roberts Co.</p> <p>CSWMP has been updated to Rev.3, 14/2/2024</p>   | <p>Roberts Co prepared the Construction Soil &amp; Water Management Plan (CSWMP), Rev.2 on the 4 December 2022. Plan includes:</p> <p>a) Appendix 1 (Woods Bagot ESC Plan) and Appendix 7 (consultation with City of Parramatta Council)</p> <p>b) Section 6.3 (1)</p> <p>c) Section 6.3 (2)</p> <p>d) Section 6.3 (3)</p> <p>e) Appendix 6.0 (emergency preparedness and response)</p> <p>f) Section 6.3 (4)</p> <p>g) Section 6.3 (5)</p>   | Compliant         |
| B18  | <p>The Aboriginal Cultural Heritage Management Sub-Plan must be prepared in accordance with the recommendations and consultation undertaken in the Aboriginal Cultural Heritage Assessment, version 2.1 prepared by EMM and dated 7 September 2022.</p>   | <p>Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 prepared by EMM</p> <p>ACHMP was updated to version 4.0 16/2/2024</p>   | <p>EMM prepared the Aboriginal Cultural Heritage Management Plan, Version 3, dated 6 December 2023 using the direction and requirements outlined in the Aboriginal Cultural Heritage Assessment (Sep 2022).</p>   | Compliant         |
| <b>Construction Traffic and Pedestrian Management Plan</b> |   |   |   |                   |
| B19  | <p>Prior to the commencement of any construction, a Construction Traffic and Pedestrian Management Plan must be prepared in consultation with Council and TfNSW, to achieve the objective of ensuring safety and efficiency of the road network, and a copy provided to the Planning Secretary and TfNSW for information. The Construction Traffic and Pedestrian Management Plan must include, but not be limited to, the following:</p> <p>(a) detail:</p> <p>(i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p>  | <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW</p> <p>Post Approval Form 6/12/2023</p> <p>Acknowledgement letter from DPHI 22/12/2023 re. CTPMSP</p> <p>Submission of Plan to TfNSW, 20/11/2023</p> | <p>TTW prepared the Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 on the 5 December 2023. Plan includes:</p> <p>a)</p> <p>i. Section 6.0</p> <p>ii. N/A</p> <p>iii. Section 4.2, 5.3 and 5.9</p> <p>iv. Appendix B</p> <p>v. Section 5.4 and 5.8</p>  | Compliant         |

| Unique ID   | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---|--|--|--|-------------------|
|   | <p>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) number of heavy vehicles, heavy vehicle routes, access and parking arrangements;</p> <p>(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2;</p> <p>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s); and</p> <p>(b) A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Provide a copy of the Construction Traffic and Pedestrian Management Plan to TfNSW via development.CTMP.CJP@transport.nsw.gov.au for endorsement.</li> <li>• All vehicles are to enter and leave the site in a forward direction.</li> <li>• All vehicles are to be wholly contained on site before being required to stop.</li> </ul> |  | <p>vi. Section 5.3</p> <p>b) Section 5.9</p> <p>Plan was prepared in consultation with Council and TfNSW, sighted correspondence dated 13/11/2023 and 23/11/2023 with consultation and comments from City of Parramatta and also on the 13/11/2023 consultation with TfNSW.</p> <p>Copy of the Plan was provided to DPHI on the 6/12/23 and to TfNSW on the 20/11/2023 (Appendix A of the plans)</p>   |                   |
| <b>Construction Flood Emergency Management Plan</b> |  |  |  |                   |
| B20   | <p>Prior to the commencement of each construction stage, a Construction Flood Emergency Management Plan, must be prepared by a suitably qualified and experienced person(s) in consultation with NSW State Emergency Services submitted to the Certifier and a copy provided to the Planning Secretary for information, including but not limited to:</p> <p>(a) detail on triggers, including rainfall and water level, that require closure of the site;</p> <p>(b) detail on how site closure would be communicated to construction workers, before commencement of the work day;</p> <p>(c) details of drills, frequency and record management of the drills;</p> <p>(d) a map showing the flood-free pedestrian route from each and construction site to a suitable location free of inundation;</p> <p>(e) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored;</p> <p>(f) identification of suitable locations for evacuation that are free of inundation and</p> <p>(g) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and are within the overland flow path.</p>   | <p>Construction Flood Emergency Response Plan Issue 4, dated 20 December 2023 prepared by TTW</p> <p>Correspondence with SES, 24/11/2023 and 23/01/2024</p> <p>Aconex correspondence with the Certifier on the 1/12/2023 and 23/01/2024 re. submission of the CFERP</p> <p>Post Approval Form 1/12/2023 re. CFERP submission</p> | <p>TTW prepared the Construction Flood Emergency Response Plan Issue 4, on the 20 December 2023. Plan includes:</p> <p>a) Section 6.1</p> <p>b) Section 7.1</p> <p>c) Section 5.3</p> <p>d) Section 7.0</p> <p>e) Section 7.1 and 7.2</p> <p>f) Section 7.3</p> <p>g) Section 7.1</p> <p>Plan was prepared in consultation with NSW State Emergency Services, sighted correspondence dated 24/11/2023. Response received 28/11/2023. Updated on the 20/12/2023 Rev.4 sent on the 23/01/2024.</p> <p>Plan was submitted to the Certifier on the 1/12/2023 and then again on the 23/01/2023 and copy provided to the DPHI on the 1/12/2023</p> | Compliant         |
| B21   | <p>The Construction Flood Emergency Management Plan in condition B20, must be implemented for the duration of that construction stage.</p>   | <p>Construction Flood Emergency Response Plan Issue 4, dated 20 December 2023 prepared by TTW</p>  | <p>Plan indicates in section 2.0. Plan has been implemented including Flooding signage, torch, and all emergency equipment.</p>  | Compliant         |
| B22   | <p>A copy of the most up to date Construction Flood Emergency Management Plan in condition B20, must be made published on the Applicant's website in accordance with condition A25.</p> <p><i>Note: Construction Flood Emergency Management Plan must include the recommendations made in Section 10.0 Summary and Recommendations of the Flood Impact Assessment Report Cumberland High School and Carlingford West Public School (SSD43065987), revision 12, dated 26 September 2023 and prepared by Taylor Thomson Whitting (NSW) Pty Ltd</i></p>   | <p>Construction Flood Emergency Response Plan Issue 4, dated 20 December 2023 prepared by TTW</p>  | <p>Construction Flood Emergency Response Plan Issue 4 dated 20 December 2023 has been published in the project website.</p>  | Compliant         |
| <b>Construction Parking</b>                         |  |  |  |                   |

| Unique ID   | Compliance requirement  | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---|---|--|--|-------------------|
| B23   | Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.   | Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW                                | CTPMSP Rev.P4 dated 5 December 2023, indicates in section 5.9 that there is limited parking on site and can park on the Kingsdene Oval.<br>Heavy vehicles are contained within the site, limited parking on site, parking on streets further up is available, and workers are encouraged to take public transport.   | Compliant         |
| <b>Structural Engineering – Buildings</b>                           |   |  |  |                   |
| B24   | Prior to the commencement of construction of the relevant works within any relevant stage, details must be provided to the Certifier confirming that all floor levels of new buildings are:<br>(a) above the Probable Maximum Flood; and<br>(b) no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.   | Interview with auditees 20/2/2024<br>Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW, 1/12/2023<br>CC1 | Sighted Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW dated 1/12/2023 for Cumberland Cluster<br>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. | Compliant         |
| B25   | Prior to the commencement of construction of the relevant works within the relevant construction stage, details prepared by a suitably qualified practising engineer must be provided to the Certifier confirming that all new buildings and structures will be constructed from flood compatible building components that can withstand the flow velocities, flow depths and associated debris loads of a Probable Maximum Flood event.  | Interview with auditees 20/2/2024<br>Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW, 1/12/2023<br>CC1 | Sighted Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW dated 1/12/2023 for Cumberland Cluster<br>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition. | Compliant         |
| <b>Structural Engineering – Flood Wall</b>                          |   |  |  |                   |
| B26   | Prior to the commencement of construction of the flood wall, details of the 'flood wall' in the Western Flood Wall Concept Plan, revision P2, dated 5 September 2023 and prepared by TTW, as prepared by a suitably qualified practicing engineer, must be submitted to the Planning Secretary for approval, including:<br>(a) section, extent, foundations and finish to concrete (or other material);<br>(b) impact on the privacy, solar access or visual impact on adjoining residences, where relevant, and mitigation measures to ensure negligible impact on adjoining residences;<br>(c) risk analysis of the structure, including any credible modes of failure and, to demonstrate the magnitude of potential impacts of development to the west of the flood wall if it fails;<br>(d) confirmation that the flood wall is designed:<br>(i) to not be overtopped during the Probable Maximum Flood event;<br>(ii) with a crest level that is a minimum of 300mm above the Probable Maximum Flood level;<br>(iii) to withstand any forces that may arise during the Probable Maximum Flood in accordance with AS5100.2:2017 Bridge Design Part 2: Design Loads Section 16- Forces Resulting from Waterflow; and<br>(e) 1% AEP and the Probable Maximum Flood simulations incorporating the design alignment and location for the flood wall, to demonstrate that the impact on flood behaviour remains within acceptable bounds.<br><i>Note:</i><br><ul style="list-style-type: none"> <li>As part of design of the flood wall, the potential for flood flows to scour around the base (particularly at the northern end where flows are concentrated during major floods) is required to be considered.</li> <li>Assessment of the flood wall should be undertaken using any relevant guidelines prepared by Dam Safety NSW where relevant</li> </ul> | Interview with auditees 20/2/2024<br>Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW, 1/12/2023        | Sighted Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW dated 1/12/2023 for Cumberland Cluster<br>Design is in progress; this will be addressed as part of the Crown Works Certificate No.3.   | Not Triggered     |
| <b>Operational Noise – Design of Mechanical Plant and Equipment</b> |   |  |  |                   |
| B27   | Prior to installation of mechanical plant and equipment:<br>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment for dated 27 October 2022, as amended on 7 August 2023, and prepared by Acoustic Studio must be undertaken by a suitably qualified person; and  | Interview with auditees 20/2/2024  | This requirement will be addressed part of the Crown Certificate No.3.   | Not Triggered     |

| Unique ID   | Compliance requirement   | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|---|--|---|--|-------------------|
|   | (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B27(a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment for dated 27 October 2022, as amended on 7 August 2023, and prepared by Acoustic Studio   |   |  |                   |
| <b>Construction and Demolition Waste Management</b> |  |   |  |                   |
| B28   | Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.  | <p>Construction Waste Management Plan (CWMS) Rev.2 dated 4 December 2023 prepared by Roberts Co.</p> <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW</p> <p>Correspondence sent to TfNSW Transport Management Centre, 13/11/2023</p> | <p>Truck routes are identified in section 5.3 and swept paths included in Appendix B of the CTPMSP.</p> <p>Sighted correspondence sent to TfNSW Transport Management Centre, 13/11/2023 with copy of the CTPMSP and the Bingo Waste Management Plan.</p> | Compliant         |
| <b>Operational Waste Storage</b>                    |  |   |  |                   |
| B29   | <p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <li>(a) is designed to ensure the door/gate to the waste storage area is vermin proof;</li> <li>(b) includes a cold water supply;</li> <li>(c) is naturally ventilated or an air handling exhaust system must be in place;</li> <li>(d) vehicles servicing the waste storage area can enter and exit the site in a forward direction; and</li> <li>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul> | <p>Construction Waste Management Plan (CWMS) Rev.2 dated 4 December 2023 prepared by Roberts Co.</p> <p>Interview with auditees 20/2/2024</p>   | The construction of the waste storage has not started yet. Currently in the design finalisation phase.   | Not Triggered     |
| <b>Protection of TfNSW Infrastructure</b>           |  |   |  |                   |
| B30   | <p>Prior to the commencement of any works that would impact Pennant Hills Road boundary traffic flows, the Applicant must obtain a Road Occupancy Licence from TfNSW Transport Management Centre.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• TfNSW have advised that it would not permit a construction zone on Pennant Hills Road.</li> <li>• Road Occupancy License can be obtained via <a href="https://myrta.com/oplinc2/pages/security/oplincLogin.jsf">https://myrta.com/oplinc2/pages/security/oplincLogin.jsf</a></li> </ul>   | Interview with auditees 20/2/2024   | No works around Pennant Hills Road yet.  | Not Triggered     |
| <b>Bus-link Road</b>                                |  |   |  |                   |
| B31   | Prior to the commencement of construction of the bus-link road, the Applicant must engage a suitably qualified practicing Engineer to prepare detailed design plans of the bus-link road, in accordance with but not limited to the requirements of Austroads Guides to the satisfaction of TfNSW, and provide a copy to the Certifier, Council and the Planning Secretary for information.  | Interview with auditees 20/2/2024   | No work on the construction of the bus-link road yet.  | Not Triggered     |
| B32   | <p>The Applicant is required to enter into a Works Authorisation Deed (WAD) for the works detailed in condition B34.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Service vehicle access and egress onto Pennant Hills Road via the bus-link road is prohibited.</li> <li>• The bus-link road shall not be connected to the signalised pedestrian crossing on Pennant Hills Road.</li> </ul>   | Interview with auditees 20/2/2024   | No work on the construction of the bus-link road yet.  | Not Triggered     |



| Unique ID   | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations  | Compliance status |
|---|---|---|---|-------------------|
|   | <ul style="list-style-type: none"> <li>All costs associated with the proposed bus-link road upgrade must be borne by the Applicant, including TfNSW administration, plan checking, civil works inspections and project management costs.</li> </ul>   |   |   |                   |
| <b>Pedestrian Infrastructure Works</b>                                  |   |   |   |                   |
| B33   | <p>Prior to the commencement of construction of new / upgraded pedestrian footpath and crossing facilities proposed in Section 6.1 of the Transport and Accessibility Impact Assessment, revision 6 dated 4 August 2023, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, the Applicant must obtain approval of the detailed civil design plans and technical specifications for the proposed works from the relevant roads authority. Unless otherwise agreed by the relevant roads authority, the pedestrian infrastructure works must include:</p> <ul style="list-style-type: none"> <li>(a) widening of the existing footpath on the northern side of Felton Road East footpath from 1.2m up to at least 2.4m from Karingal Avenue to the end of the cul-de-sac;</li> <li>(b) widening of the existing footpath on the northern side of Felton Road East from 1.2m up to at least 3m from the CWPS entry to Karingal Avenue;</li> <li>(c) widening of the existing footpath on the western side of Baker Street from 1.2m up to 2m from Felton Road East to Dunmore Avenue;</li> <li>(d) new 2m wide footpath at the northern side of Dunmore Avenue from Baker Street to the CHS entry,</li> <li>(e) widening of existing footpath on the southern side of Pennant Hills Road from 1.2m to 2m from Tintern Avenue to Adderton Road; and</li> <li>(f) new pedestrian crossings facilities at: <ul style="list-style-type: none"> <li>(i) Baker Street, between Felton Road and Blenheim Road;</li> <li>(ii) Blenheim Road near Baker Street; and</li> <li>(iii) Tintern Avenue, near Pennant Hills Road.</li> </ul> </li> </ul> <p>Note:</p> <ul style="list-style-type: none"> <li>New raised pedestrian crossings are subject to referral to the Parramatta Traffic Committee and approval by Council.</li> <li>The applicant must undertake a street lighting design for the proposed new pedestrian crossings to ensure it complies with the requirements of the Australian Standards. The applicant must obtain approvals directly from the relevant utility authorities and construct the lighting at no cost to Council.</li> <li>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>All costs associated with the approved works under condition B33 must be borne by the Applicant.</li> <li>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul> | Interview with auditees 20/2/2024   | No works on the construction of new / upgraded pedestrian footpath and crossing facilities yet.   | Not Triggered     |
| <b>Operational Access, Car Parking and Service Vehicle Arrangements</b> |   |   |   |                   |
| B34   | <p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 45 on-site car parking spaces at CWPS for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the AS 2890.2.</li> </ul>   | <p>Interview with auditees 20/2/2024</p> <p>Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW, 1/12/2023</p> <p>Crown Works Certificate for Carlingford West Public-School Redevelopment dated 1 December 2023, No. 23186-s6.28-CWPS-01 issued by Metro BC</p> <p>Crown Works Certificate for Cumberland High School Redevelopment dated 1 December 2023, No. 23186-s6.28-CHS-01 issued by Metro BC</p> | <p>Sighted Civil Design Certificate CC1 – Inground Stormwater Drainage and Civil Design from TTW dated 1/12/2023 for Cumberland Cluster</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> | Compliant         |

| Unique ID                               | Compliance requirement  | Evidence collected   | Independent Audit findings and recommendations  | Compliance status |
|---|---|--|---|-------------------|
| <b>Public Domain Works</b>              |   |  |   |                   |
| B35                                     | Prior to the commencement of any footpath or public domain works where Council is the relevant roads authority, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including infrastructure upgrade works proposed in Section 6.1 of the Transport and Accessibility Impact Assessment, revision 6 dated 4 August 2023, prepared by Taylor Thomson Whitting (NSW) Pty Ltd. The Applicant must submit to the Certifier before commencement of these works, evidence of approval from Council.   | Interview with auditees 20/2/2024  | No public domain works yet.   | Not Triggered     |
| <b>Site Contamination</b>               |   |  |   |                   |
| B36                                     | Prior to the commencement of construction of each relevant stage, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.  | Interview with auditees 20/2/2024<br>Aconex correspondence dated 20/11/2023 from R. Co. to Savills re. EP Accredited Site Auditor  | Correspondence in Aconex sighted dated 20/11/2023 from R. Co. to Savills indicating that Loek Munnichs is a Principal Environmental Scientist, NSW EPA Accredited Site Auditor and Certified Environmental Practitioner, Site Contamination Specialist from EP Risk Management will be engaged.   | Compliant         |
| <b>PART C: DURING CONSTRUCTION</b>      |   |  |   |                   |
| <b>Site Notice</b>                      |   |  |   |                   |
| C1                                      | A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: <ul style="list-style-type: none"> <li>a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</li> <li>d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</li> </ul> | Site inspection and interview with auditees 20/02/2024<br><br>Photo in Appendix E  | The two site notices observed during the site inspection included the requirements for items a) and b) (iii) and (iv). Construction hours, name of builder (Roberts Co.), certifier (Metro BC), structural engineer (TTW) Project Manager and Site Manager, address, 24-hr contact were all included.   | Compliant         |
| <b>Operation of Plant and Equipment</b> |   |  |   |                   |
| C2                                      | All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.   | Site inspection and interview with auditees 20/02/2024<br><br>Plant and Equipment Register in R Construct, records sighted for: <ul style="list-style-type: none"> <li>- Kubota Skid steer (Bob Cat), Plant ID No. 17, Plant Model SVL75-2, service record 30/11/2023 at 2437 (250 hours). Accepted on site 13/2/24. Daily pre-start checklist, 21/02/2024</li> <li>- Kubota Excavator No.16, Plant Model KX0803S, accepted 19/1/2024. Daily pre-start checklist, 21/2/2024</li> <li>- Compactor (Plant No. 007), registration No.283450 accepted 19/5/2023, last serviced 7/2/2024 (4768 hours). Logbook sighted, completed up to 13/2/2024.</li> <li>- Water Cart Plant No.006, serial number BM14TC, current hours 25338, last service (23191), 4/7/2023</li> </ul> | System records all the plant and equipment on site. There is a register and contractors registered in it.<br><br>Plant and Equipment Register shows: <ul style="list-style-type: none"> <li>- Kubota Skid steer (Bob Cat), Plant ID No. 17, Plant Model SVL75-2, service record 30/11/2023 at 2437 (250 hours). Accepted on site 13/2/24. Daily pre-start checklist completed on the 21/2/2024 was sighted. <b>Note: Checklist was completed the day after the audit when the plant was used.</b> The auditee indicated that the logbook is completed through an online application managed by RCo.</li> <li>- Kubota Excavator No.16, Plant Model KX0803S, acceptance on the 19/1/2024. Daily pre-start checklist completed on the 21/2/2024 was sighted. <b>Note: Checklist was completed the day after the audit when the plant was used.</b> The auditee indicated that the logbook is completed through an online application managed by RCo.</li> <li>- Compactor (Plant No. 007), registration No.283450 accepted 19/5/2023, last serviced 7/2/2024 (4768 hours). Logbook sighted, completed up to 13/2/2024.</li> <li>- Water Cart Plant No.006, serial number BM14TC, current hours 25338, last service 23191 4/7/2023.</li> </ul> | Compliant         |

| Unique ID                 | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---------------------------|--|--|--|-------------------|
|                           |  |  | Refer to photos in Appendix E for Logbooks and Equipment.  |                   |
| <b>Demolition</b>         |  |  |  |                   |
| C3                        | Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.  | Site inspection and interview with auditees 20/02/2024<br><br>Correspondence from Group DLA to TSA 31/5/23 re. confirmation that works are not considered demolition works.  | Not Triggered. No demolition works as part of this Project Stages.   | Not Triggered     |
| <b>Construction Hours</b> |  |  |  |                   |
| C4                        | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:<br><ul style="list-style-type: none"> <li>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>(b) between 8am and 1pm, Saturdays.</li> </ul> No work may be carried out on Sundays or public holidays.  | Site inspection and interview with auditees 20/02/2024<br><br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW<br><br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA  | Hours are specified in CEMP, site induction and have been communicated to the workforce.<br><br>Construction hours are identified in section 4.4 of the CTPMSP and section 3.1 of the CNVMSP.<br><br>No complaints regarding hours of work have been received in the audit period.   | Compliant         |
| C5                        | Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:<br><ul style="list-style-type: none"> <li>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</li> <li>(b) between 1pm and 4pm, Saturdays.</li> </ul>  | Site inspection and interview with auditees 20/02/2024<br><br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br><br>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW<br><br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br><br>Complaints register current to 1/3/2024 | Hours are specified in CEMP, site induction and have been communicated to the workforce.<br><br>Construction hours are identified in section 4.4 of the CTPMSP and section 3.1 of the CNVMSP.<br><br>No complaints regarding hours of work have been received in the audit period.   | Compliant         |
| C6                        | Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:<br><ul style="list-style-type: none"> <li>a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c) where the works are inaudible at the nearest sensitive receivers; or</li> <li>d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</li> <li>e) by the relevant roads authority or utilities service provider in order to minimise disruption to the roadway or essential services, where the related works have been provided to the Planning Secretary and affected residents at least seven days prior to the works; or</li> <li>f) where a variation is approved in advance in writing by the Planning Secretary or their nominee if appropriate justification is provided for the works.</li> </ul> | Site inspection and interview with auditees 20/02/2024<br><br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br><br>Community communication letter 6/2/24 and 16/2/24 re. delivery of oversize piling rig<br>Notice to SINSW Compliance team 6/2/2023   | Construction hours are identified in section 3.1 of the CNVMSP.<br><br>a) Required by Public Authority, due to the piling rig works outside of the hours. Sighted community communication letter 6/2/24 and notice to SINSW Compliance team 6/2/2023 (Works are scheduled from 13/2/24 to 20/2/24).<br><br>Second notification on the 16/2/2024 re. delivery of oversize piling rig for Dunmore Ave (22/2/24 to 29/2/24).<br><br>b) c) d) e) and f) have not been triggered. | Compliant         |

| Unique ID                                 | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations  | Compliance status |
|---|--|--|---|-------------------|
| C7  | Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.  | Site inspection and interview with auditees 20/02/2024<br>Community communication letter 6/2/24 and 16/2/24 re. delivery of oversize piling rig  | Sighted community communication letter 6/2/24 and notice to SINSW Compliance team 6/2/2023 (Works are scheduled from Tu 13/2 to 20/2/24).<br>Second notification on the 16/2/2024 re. delivery of oversize piling rig for Dunmore Ave (22/2/24 to 29/2/24)  | Compliant         |
| C8  | Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:<br>(a) 9am to 12pm, Monday to Friday;<br>(b) 2pm to 5pm Monday to Friday; and<br>(c) 9am to 12pm, Saturday  | Site inspection and interview with auditees 20/02/2024   | Construction hours are identified in section 3.1 of the CNVMSP.<br>Not rock breaking, rock hammering, sheet piling works during this audit period.  | Not Triggered     |
| <b>Implementation of Management Plans</b> |  |  |   |                   |
| C9  | The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans), Construction Traffic and Pedestrian Management Plan and Construction Flood Emergency Management Plan.   | Site inspection and interview with auditees 20/02/2024<br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br>R Construct system<br>HSE Site inspections 24/1/24, 5/2/24, 13/12/23<br>Site specific Induction for asbestos supervisor 18/2/24 and for Traffic Controller 9/2/24<br>Toolbox talks record for 14/2/24, 7/2/24, 31/1/24.<br>CSWMP revised 14/2/24 (ESC Plan Rev.5 14/2/24 from TTW for HS and PS)<br>Complaints register current to 1/3/2024 | Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site, as follows:<br>- The site induction covers some of the environmental requirements from the SSD, e.g., site access, delivery hours, working hours, sediment and stormwater protection, spill management, E&S controls, emergency, site boundary, etc.<br>- Toolbox talks carry out one a week, sighted for 14/2/24, 7/2/24, 31/1/24 including traffic controls, ERS controls.<br>- R Constructs system used. Sighted HSEQ site inspections for 13/12/23, 24/1/24 and 5/2/24. Work environment facilities: site establishment inspection on the 3/1/24 (7am-9am), showing the site access to work areas and checks.<br>- Complaints received on dust were addressed by implementing dust mitigation measures and monitor this during high winds. Complaint for noise was discussed with the contractor's workers to keep noise to a minimum.<br>- Photos of onsite mitigation measures required under the CEMP are included in Appendix E | Compliant         |
| <b>Construction Traffic</b>               |  |  |   |                   |
| C10                                       | All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.<br><i>Note: The installation of a "Works Zone" on public roads requires an approval through the Council's Traffic Committee process</i> | Site inspection and interview with auditees 20/02/2024<br>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev.P4 dated 5 December 2023 prepared by TTW  | Parking and laydown areas are confined to the project footprint. No work zones.<br>There were no issues observed with vehicles outside of the site during the inspection and there have been no complaints in relation to this requirement.   | Compliant         |
| <b>Hoarding Requirements</b>              |  |  |   |                   |
| C11                                       | The following hoarding requirements must be complied with:<br>a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and<br>b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.                           | Site inspection and interview with auditees 20/02/2024<br>Structural Certificate from Alessi Consulting, 28/11/2023 re. Class-A Plywood Hoarding<br>A Class Hoarding 2.4 High Drawing No. Ahf/001 – 01 / A, from All Hills Fencing dated 11/12/2023  | Class A Plywood Hoarding (2.4m) panels installed around the perimeter fence in the Primary School and High School sites. Additionally, a chain wire was place next to the neighbours.<br>Presented Structural Certificate from Alessi Consulting dated 28/11/2023, and Drawing from All Hills Fencing, dated 11/12/2023.<br>No graffiti or advertising sighted.   | Compliant         |
| <b>No Obstruction of Public Way</b>       |  |  |   |                   |
| C12                                       | The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.  | Site inspection and interview with auditees 20/02/2024   | No issues with obstruction have been identified by the auditees or recorded in the complaints register. All unloading is done on site and main entrance gate is closed.   | Compliant         |

| Unique ID                        | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|----------------------------------|---|---|--|-------------------|
|                                  |   | Complaints register current to 1/3/2024   |  |                   |
| <b>Construction Noise Limits</b> |   |   |  |                   |
| C13                              | The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.                         | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br>Noise results from Vaungarded for January 2024.                          | Construction noise limits are identified in section 3.1 of the CNVMSP.<br>No exceedances have been recorded during the audit period. There was one complaint for noise due to the arrival of an oversized piling rig to site; this was discussed with the contractor's workers to keep noise to a minimum.<br>Noise barrier has been installed in the high school and the noise monitor has not identify any exceedances. For the primary school there was only a close reading to 73 dB on the 14/2/24.   | Compliant         |
| C14                              | The Applicant must ensure construction vehicles (including concrete agitator trucks and excluding site personnel vehicles) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4 and C5.   | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br>Complaints register current to 1/3/2024                                  | Delivery times are posted in the gate. Hours are specified in CEMP, site induction, site notice and have been communicated to the workforce.<br>Construction noise limits are identified in section 3.1 of the CNVMSP.<br>There was one complaint for noise due to the arrival of an oversized piling rig to site overnight, this was discussed with the contractor to minimise bright lights and workers to keep noise to a minimum. School Infrastructure NSW (SINSW) indicated that the arrival of the piling rig to site overnight was arranged to meet Transport road regulations and Council requirements. | Compliant         |
| C15                              | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.   | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br>Pre-Start checklist for Kubota – KX080-3 (Excavator - Small), 21/02/2024 | Construction noise limits are identified in section 3.1 of the CNVMSP.<br>Mobile plant on site observed to be fitted with quackers.<br>Plant checklist includes an item on reverse / slewing alarm, lights, etc.   | Compliant         |
| <b>Vibration Criteria</b>        |   |   |  |                   |
| C16                              | Vibration caused by construction at any residence or structure outside the site must be limited to:<br>a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and<br>b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time). | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA<br>Vibration monitoring results from 3/1/24 to 17/2/24                      | Construction vibration limits are identified in section 3.1 of the CNVMSP.<br>No vibration works near the sensitive receivers (30mts), no vibratory works.<br>Vibration monitoring results from 3/1/24 to 17/2/24 were sighted, no exceedances (max 20 and readings are less than 3.75).   | Compliant         |
| C17                              | Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16   | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA   | Construction vibration limits are identified in section 3.1 of the CNVMSP.<br>Vibratory compactor used at the high school site, with the required distance to the residential receivers near the site.   | Compliant         |
| C18                              | The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, submitted as part of the CEMP required by condition B15 of this consent.  | Site inspection and interview with auditees 20/02/2024<br>Cumberland Cluster Schools, Construction Noise and Vibration Management Sub-plan (CNVMSP), Rev.3 dated 1 December 2023 prepared by PWNA   | Construction vibration limits are identified in section 3.1 of the CNVMSP.<br>Noted.   | Not Triggered     |
| <b>Project Arborist</b>          |   |   |  |                   |

| Unique ID              | Compliance requirement   | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|------------------------|--|---|--|-------------------|
| C19                    | Prior to the commencement of construction of each relevant stage, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum Australian Qualification Framework Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.   | Site inspection and interview with auditees 20/02/2024<br>Aconex correspondence 13/11/23 and 8/2/24 re. arborist engagement<br>Correspondence with Certifier 8/2/24.  | Arborist from Complete Arborcare was engaged 13/11/2023, then on the 8/2/24 a new arborist was appointed from Tree Contractors Association of Australia (TCAA). Details were sent to the Certifier 8/2/24.   | Compliant         |
| <b>Tree Protection</b> |  |   |  |                   |
| C20                    | For the duration of the construction works: <ul style="list-style-type: none"> <li>a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</li> <li>b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications;</li> <li>c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Appendix DD of the EIS, Arboricultural Impact Assessment, prepared by Tree Management Strategies and Addendum letter prepared by Tree Management Strategies dated 4 September 2023 ; and</li> <li>d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</li> </ul> | Site inspection and interview with auditees 20/02/2024<br>Complete Arborcare letter dated 4/12/2023<br>Arboricultural Impact Assessment, prepared by Tree Management Strategies – Appendix Drawing.   | Letter from Complete Arborcare dated 4/12/23 indicates the trees that requires protection and fences required.<br><br>During the site inspection it was noted that all trees were protected, refer to photos in Appendix E.  | Compliant         |
| <b>Biodiversity</b>    |  |   |  |                   |
| C21                    | The Applicant must implement the mitigation and management measures in Section 8 of the Biodiversity Development Assessment Report, version 4, dated 26 October 2022, prepared by EcoLogical Australia during all works authorised by this consent.  | Site inspection and interview with auditees 20/02/2024<br>Letter from Ecological Australia to R. Co., 15/2/24 re. BDAR compliance   | Ecological Australia letter dated 15/2/24 to R. Co. indicates that CHS and CWPS complies with the condition set out in the BDAR for the clearing period (Nov 23 to Feb 24) of development works.   | Compliant         |
| <b>Air Quality</b>     |  |   |  |                   |
| C22                    | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.   | Site inspection and interview with auditees 20/02/2024  | Water carts on site; dust suppression (water) and wheel wash at Gate.<br>Road is clean of any dust. There is a road sweeper available when trucks are coming to site – managed by Cherrie Civil.   | Compliant         |
| C23                    | During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>   | Site inspection and interview with auditees 20/02/2024<br>Construction Environment Management Plan (CEMP) Rev.5 dated 4 December 2023 prepared by Roberts Co.<br>Construction Soil & Water Management Plan (CSWMP), Rev.2 dated 4 December 2022 prepared by Roberts Co.<br>Complaints register current to 1/3/2024<br>Email from Community Engagement Manager to the resident, 1/2/2024 | Dust suppression (water) in place. Water carts observed on site.<br><br>No trucks were observed on site but the contractor mentioned that when they come they leave with covered loads.<br><br>Street sweeper available. Road swept regularly.<br><br>There have been two complains regarding Dust on 14/12/23 shade cloth chain was not properly attached, and some dust was getting into their property. The wire fence was fixed on the same day.<br><br>On the 30/1/2024 a dust complaint was made for near-by resident. R. Co, collected photos of the water cart and dust suppression on site. Contractor will continue monitoring dust and control measures during the bulk earth works in proximity to the Western boundary of Carlingford West PS. Sighted email dated 1/2/2024 from the Community Engagement Manager to the resident | Compliant         |

| Unique ID                                 | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations  | Compliance status |
|---|--|--|---|-------------------|
|   |  |  | indicating that dust mitigation and prevention measures are implemented with a copy of the CSWMSP.  |                   |
| <b>Imported Fill</b>                      |  |  |   |                   |
| C24                                       | The Applicant must: <ul style="list-style-type: none"> <li>d) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>e) keep accurate records of the volume and type of fill to be used; and</li> <li>f) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</li> </ul>   | Site inspection and interview with auditees 20/02/2024<br>Douglas Partners memo 20/2/2024 re. Imported Material Testing Results – Boral Recovered Aggregate<br>JBS&G VENM Characterisation Assessment 18/12/2023, material is suitable   | Imported Soils Register has not been put in place yet.<br>Douglas Partners memo 20/2/2024 re. Imported Material Testing Results – Boral Recovered Aggregate use for backfilling service trenches (material sourced from Boral recycling – Widemere).<br>VENM brought to site will be used for the pilling platform for the pilling rig.<br><b>Observation: It was suggested to create a Material Import Register to record information provided by Douglas Partners and maintained it during the construction phase of the project.</b> | Compliant         |
| <b>Disposal of Seepage and Stormwater</b> |  |  |   |                   |
| C25                                       | Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.  | Site inspection and interview with auditees 20/02/2024   | No water has been discharged from the site during the audit period. Water has been treated on site.   | Not Triggered     |
| <b>Emergency Management</b>               |  |  |   |                   |
| C26                                       | The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.   | Site inspection and interview with auditees 20/02/2024<br>Site Specific Induction Presentation slides from Roberts Co., Rev.6<br>R Co. Emergency drill, 14/11/23   | Induction presentation includes evacuation plan and procedures. During the site walk the nurse call and emergency diagrams were sighted.<br>Emergency drill was carried out on the 14/11/23 with the exemption works, this was prior commencing construction.   | Compliant         |
| <b>Stormwater Management System</b>       |  |  |   |                   |
| C27                                       | Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier approval. The system must: <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the Integrated Water Management Plan, revision 03, dated 28 October 2022 and prepared by Aurecon, as amended by the Stormwater and Flood Mitigation Plan, revision P3, dated 18 September 2023 and prepared by TTW</li> <li>c) include any additional Water Sensitive Urban Design (WSUD) measures identified in consultation with Council;</li> <li>d) be in accordance with applicable Australian Standards; and</li> <li>e) ensure that the system capacity has been designed: <ul style="list-style-type: none"> <li>i. in accordance with <i>Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997)</i> guidelines; and</li> <li>ii. to optimise capacity and reduce the potential for blockage at stormwater inlets</li> </ul> </li> <li>f) ensure post-development stormwater discharge into the TfNSW drainage system does not exceed the pre-development discharge unless detailed design plan and hydraulic calculations including the following are provided to TfNSW for approval: <ul style="list-style-type: none"> <li>i. details of the pre and post-discharge; and</li> <li>ii. (details of the anticipated storm water discharge - in l/s- for the 1 in 5, 10, 20, and 100 storm events.</li> </ul> </li> </ul> | Site inspection and interview with auditees 20/02/2024<br>TTW Civil Design Certificate for Cumberland Schools Cluster, Rev.0, 12/2/2024<br>Submission to the Certifier, 12/2/24<br>Certifier acceptance of the Certificate, 13/2/24<br><br>CHS-TT-CV-25-00-01, Rev. 6, 15/12/2023.<br>CHS-TT-CV-25-00-02, Rev. 5, 15/12/2023.<br>CHS-TT-CV-25-00-03, Rev. 5, 15/12/2023.<br>CWPS-TT-CV-25-00-01, Rev. 5, 15/12/2023.<br>CWPS-TT-CV-25-00-02, Rev. 5, 15/12/2023.<br>CWPS-TT-CV-25-00-03, Rev. 5, 15/12/2023.<br>CWPS-TT-CV-25-00-04, Rev. 5, 15/12/2023.<br>CC-TT-CV-25-00-04, Rev. 6, 15/12/2023. | TTW Civil Design Certificate for Cumberland Schools Cluster, Rev. 0 dated 12/2/2024 was presented.<br>Submission to the Certifier was made on the 12/2/24, Certifier response received on the 13/2/24 acceptance of the Certificate.<br>The Certificate Prepared by TTW indicates that the stormwater system has been designed to address condition C27 of the SSD 43065987 in the list of the civil drawings: CHS-TT-CV-25-00-01, 02 and 03, CWPS-TT-CV-25-00-01, 02, 03 and 04 and CC-TT-CV-25-00-04, dated 15/12/2023.               | Compliant         |
| <b>Aboriginal Cultural Heritage</b>       |  |  |   |                   |
| C28                                       | Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Management Sub-Plan required by condition B18.  | Site inspection and interview with auditees 20/02/2024   | Aboriginal Cultural Heritage Management Plan, Version 3, dated December 2023 has been prepared by EMM and implemented by Roberts Co.<br>Presented letter from EMM mitigation activities (artefact collection), 24/1/24.   | Compliant         |

| Unique ID  | Compliance requirement   | Evidence collected   | Independent Audit findings and recommendations  | Compliance status |
|--|--|--|---|-------------------|
|  |  | Aboriginal Cultural Heritage Management Plan, Version 3, dated December 2023 prepared by EMM<br>Letter from EMM re. mitigation activities (artefact collection), 24/1/24 |   |                   |
| <b>Unexpected Finds Protocol – Aboriginal Heritage</b> |  |  |   |                   |
| C29  | In the event that surface disturbance identifies a new Aboriginal object:<br>a) all works must halt in the immediate area to prevent any further impacts to the object(s);<br>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;<br>c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;<br>d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and<br>e) works may only recommence with the written approval of the Planning Secretary. | Site inspection and interview with auditees 20/02/2024<br>Aboriginal Cultural Heritage Management Plan, Version 3, dated December 2023 prepared by EMM                   | Protocol included in Section 4.3.2 of the Aboriginal Cultural Heritage Management Plan. There have been no unexpected historical heritage finds.<br>No unexpected finds during the audit period.  | Not Triggered     |
| <b>Unexpected Finds Protocol – Historic Heritage</b>   |  |  |   |                   |
| C30  | If any unexpected archaeological relics are uncovered during the work, then:<br>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;<br>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and<br>c) works may only recommence with the written approval of the Planning Secretary.   | Site inspection and interview with auditees 20/02/2024   | Protocol included in Section 4.3.2 of the Aboriginal Cultural Heritage Management Plan. There have been no unexpected historical heritage finds.<br>No unexpected finds during the audit period.  | Not Triggered     |
| <b>Waste Storage</b>                                   |  |  |   |                   |
| C31  | All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.  | Site inspection and interview with auditees 20/02/2024   | Wastes bins onsite are picked up by Djurwa, as soon as they filled out, they are taken out. Waste materials will be segregated by waste transporter.  | Compliant         |
| C32  | All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)  | Site inspection and interview with auditees 20/02/2024<br>Waste Monthly Report from Djurwa, Nov, Dec 2023 and Jan 2024   | Waste Monthly Report for Nov, Dec 2023 sighted, including bricks, concrete, Soil, metals, timber, plastic, plasterboard, general waste, etc. so far 92.79% has been recycled.   | Compliant         |
| C33  | The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.   | Site inspection and interview with auditees 20/02/2024   | No concrete disposal yet, but proponent indicates that this will be established in due course.  | Not Triggered     |
| C34  | The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.   | Site inspection and interview with auditees 20/02/2024<br>Waste Monthly Report from Djurwa, Nov, Dec 2023 and Jan 2024<br>Bingo Waste Management Plan                    | Waste Monthly Report for Nov, Dec 2023 sighted, including bricks, concrete, Soil, metals, timber, plastic, plasterboard, general waste, etc. so far 93.06% has been recycled.<br>Bingo Waste Monthly Report indicates it has been taken to Westmead.<br>Bingo Waste Management Plan.                        | Compliant         |
| C35  | The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.   | Site inspection and interview with auditees 20/02/2024<br>VENM Characterisation Assessment report from JBS&G, 18/01/2024   | Trucks covering their loads. Street kept clean, refer to photos in Appendix E.<br>VENM had been taken offsite. Waste classification was presented. L01 VENM Characterisation Assessment report from JBS&G dated 18/01/2024.<br>Tip location: Disposal facility 508 Cornwallis Rd. EPA Certificate in place. | Compliant         |



| Unique ID                 | Compliance requirement  | Evidence collected   | Independent Audit findings and recommendations   | Compliance status |
|---------------------------|---|--|--|-------------------|
|                           |   | Photos in Appendix E   |  |                   |
| <b>Outdoor Lighting</b>   |   |  |  |                   |
| C36                       | The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.  | Site inspection and interview with auditees 20/02/2024   | No outdoor lighting required.  | Not Triggered     |
| <b>Site Contamination</b> |   |  |  |                   |
| C37                       | <p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <ul style="list-style-type: none"> <li>a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</li> <li>b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</li> <li>c) the recommendations of the Remediation Action Plan prepared by Douglas and Partners Pty Ltd dated 11 October 2022.</li> </ul> | <p>Site inspection and interview with auditees 20/02/2024</p> <p>Testing from Douglas Partners</p> <p>RAP, from Douglas Partners, dated 11/10/2022</p> <p>Addendum to the RAP (Stage 1) Cumberland Cluster, from Douglas Partners, 21/12/2023</p> <p>Interim Audit Advice 01 from EP Risk, dated 29/1/2024</p> | <p>Presented Interim Audit Advice 01 from EP Risk dated, 29/1/2024. The EPA Accredited Auditor indicated that the reports reviewed were of a generally good quality and upon amendment of the Remediation Action Plan (RAP) the remediation can proceed.</p> <p>As a results, the RAP Stage 1 Addendum was made in consideration of the gap assessment completed by Douglas Partners on the 21/12/2023 and the interim advice from the EPA auditor. The addendum applies to the portion of the development that is proposed as landscape area.</p> <p>Sighted RAP Addendum to the RAP (Stage 1), dated 21/12/2023.</p> | Compliant         |
| C38                       | The unexpected finds procedure within Remediation Action Plan prepared by Douglas and Partners Pty Ltd dated 11 October 2022 must be updated following results of further site investigations undertaken in accordance with condition C37 and implemented throughout duration of construction.  | <p>Site inspection and interview with auditees 20/02/2024</p> <p>Testing from Douglas Partners</p> <p>RAP, from Douglas Partners, dated 11/10/2022</p> <p>Addendum to the RAP (Stage 1) Cumberland Cluster, from Douglas Partners, 21/12/2023</p>  | <p>RAP Stage 1 addendum was made after the results of the gap assessment completed by Douglas Partners on the 21/12/2023.</p> <p>Sighted RAP Addendum to the RAP (Stage 1), dated 21/12/2023.</p>  | Compliant         |
| C39                       | Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by Douglas and Partners Pty Ltd dated 11 October 2022 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.   | <p>Site inspection and interview with auditees 20/02/2024</p> <p>RAP, from Douglas Partners, dated 11/10/2022</p> <p>Addendum to the RAP (Stage 1) Cumberland Cluster, from Douglas Partners, 21/12/2023</p> <p>Interim Audit Advice 01 from EP Risk, dated 29/1/2024</p>                                      | <p>RAP Stage 1 addendum was made after the results of the gap assessment completed by Douglas Partners on the 21/12/2023.</p> <p>RAP Addendum 21/12/2023</p> <p>Also sighted the Interim Audit Advice 01 from EP Risk dated 29/1/2024. The EPA Accredited Auditor indicated that the reports reviewed were of a generally good quality and upon amendment of the Remediation Action Plan (RAP) the remediation can proceed.</p> <p>Remediation has been carried out as per the RAP addendum.</p>   | Compliant         |
| C40                       | Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).  | <p>Site inspection and interview with auditees 20/02/2024</p> <p>RAP, from Douglas Partners, dated 11/10/2022</p> <p>Addendum to the RAP (Stage 1) Cumberland Cluster, from Douglas Partners, 21/12/2023.</p> <p>Interim Audit Advice 01 from EP Risk, dated 29/1/2024</p>                                     | <p>Site auditor has addressed Stage 1 only. This has been indicated in the Addendum to the RAP (Stage 1) Cumberland Cluster, from Douglas Partners, dated 21/12/2023, section 9 (Conclusion).</p> <p>Interim Audit Advice 01 from EP Risk dated 29/1/2024. The EPA Accredited Auditor indicated that the reports reviewed were of a generally good quality and upon amendment of the Remediation Action Plan (RAP) the remediation can proceed.</p> <p>Remediation has been carried out as per the RAP addendum.</p>   | Compliant         |
| C41                       | The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.  | <p>Site inspection and interview with auditees 20/02/2024</p> <p>Interim Audit Advice 01 from EP Risk dated 29/1/2024</p> <p>Asbestos in Mulch Walkover Report – Carlingford West Public School from PRM, 27/2/2024</p>  | <p>Sighted the Interim Audit Advice 01 from EP Risk dated 29/1/2024.</p> <p>Douglas Partners considered the most significant risks associated with contamination were imported fill, previous site uses impacting fill / surficial soils, and risks associated with demolition / renovation of existing buildings. Douglas Partners noted that the mound along the northern boundary was suspected to have asbestos containing materials according to the Principal of CWPS. Douglas Partners concluded that all contaminants of potential concern</p>   | Not Triggered     |

| Unique ID                              | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations   | Compliance status |
|--|---|---|--|-------------------|
|  |   |   | <p>assessed were either detected below the site acceptance criteria (SAC) and/or met statistical parameters with regards to suitability.</p> <p>Note: It was noted that the Cumberland High School construction site was closed on the 20 of February 2024 as a precautionary measure due to concerns about 'suspected' Asbestos Containing Material (ACM) which was observed in mulch in an area in proximity to the site sheds, outside the site boundary. An investigation was carried out by PRM, which concluded that no asbestos-containing material was identified on the surface of the mulch. No restrictions on access to the area or other remedial actions in relation to asbestos in mulch was recommended. The site was re-opened on the 21 of February 2024 (the day following the site audit) and PRM report received on the 27 of February 2024 including investigation details, laboratory results and photos.</p> |                   |
| <b>Independent Environmental Audit</b> |   |   |  |                   |
| C42                                    | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.  | Interview with auditees 20/02/2024<br>Letter from DPHI, 8/1/2024 re. agreement to independent auditor | The first audit (this audit) was carried out following the requirements from the IAPAR 2020.<br><br>WolfPeak Independent Auditors were approved by the DPHI on the 8/01/2024   | Compliant         |
| C43                                    | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.   | Interview with auditees 20/02/2024<br>Letter from DPHI, 8/1/2024 re. agreement to independent auditor | WolfPeak Independent Auditors were approved by the DPHI on the 8/01/2024   | Compliant         |
| C44                                    | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.  | Site inspection and interview with auditees 20/02/2024  | The Department has not requested audits to be undertaken at a different time.  | Not Triggered     |
| C45                                    | In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>a) review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C43 where notice is given by the Planning Secretary;</li> <li>b) submit the response to the Planning Secretary; and</li> <li>c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.</li> </ul> | Interview with auditees 20/02/2024  | This is the first Independent Audit for the project.   | Not Triggered     |
| C46                                    | Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.  | Interview with auditees 20/02/2024  | This is the first Independent Audit for the project.   | Not Triggered     |
| C47                                    | Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.  | Interview with auditees 20/02/2024  | The Department has not requested this.   | Not Triggered     |
| <b>Operational Readiness Work</b>      |   |   |  |                   |
| C48                                    | Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> <li>a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);</li> <li>b) the maximum number of staff to be involved in operational readiness work on site at any one time;</li> <li>c) arrangements to ensure the safety of school staff on the site, including how:</li> </ul>                               | Site inspection and interview with auditees 20/02/2024  | Project is at construction phase.  | Not Triggered     |

| Unique ID   | Compliance requirement  | Evidence collected  | Independent Audit findings and recommendations | Compliance status |
|---|---|---|--|-------------------|
|   | <ul style="list-style-type: none"> <li>i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</li> <li>ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</li> <li>d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</li> </ul>                              |   |  |                   |
| C49   | <p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C48 and the following requirements:</p> <ul style="list-style-type: none"> <li>a) no more 20 staff per school are involved in operational readiness work;</li> <li>b) no more than 10 vehicles per school must access the school related to the operational readiness work;</li> <li>c) no students or parents are permitted; and</li> <li>d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</li> </ul>  | Site inspection and interview with auditees<br>20/02/2024 | Project is at construction phase.              | Not Triggered     |
| <b>PART D: PRIOR TO COMMENCEMENT OF OPERATION</b> |   |   |  |                   |
| <b>Notification of Occupation</b>                 |   |   |  |                   |
| D1  | At least one month before commencement of any operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.   |   |  | Not Triggered     |
| <b>At-receiver Mitigation</b>                     |   |   |  |                   |
| D2  | At least 12 months prior to the commencement of operation of the bus-link road, unless otherwise agreed by the Planning Secretary, the Applicant must initiate implementation of the Bus Link At-Receiver Acoustic Treatment Strategy at 18 Dunmore Avenue, Carlingford in accordance with Sections 5.1, 5.2 and 5.3 of the Strategy for At-receiver Mitigation in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment prepared by Acoustic Studio dated 27 October 2022, as amended on 7 August 2023.   |   |  | Not Triggered     |
| D3  | At least one week prior to the commencement of operation of the bus-link road, unless otherwise agreed by the Planning Secretary, written evidence must be provided to the Planning Secretary for information that implementation of the Bus Link At-receiver Acoustic Treatment Strategy at 18 Dunmore Avenue, Carlingford is complete in accordance with Sections 5.1, 5.2 and 5.3 of the Strategy for At-receiver Mitigation in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment prepared by Acoustic Studio dated 27 October 2022, as amended on 7 August 2023. |   |  | Not Triggered     |
| <b>External Walls and Cladding</b>                |   |   |  |                   |
| D4  | Prior to commencement of operation of each relevant stage, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.   |   |  | Not Triggered     |
| D5  | The Applicant must provide to the Planning Secretary a copy of the documentation given to the Certifier within seven days after the Certifier accepts it.   |   |  | Not Triggered     |
| <b>Works as Executed Plans</b>                    |   |   |  |                   |
| D6  | Prior to the commencement of operation of each relevant stage, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.   |   |  | Not Triggered     |

| Unique ID   | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
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| <b>Warm Water Systems and Cooling Systems</b>                       |  |                    |  |                   |
| D7  | The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.  |                    |  | Not Triggered     |
| <b>Outdoor Lighting</b>   |  |                    |  |                   |
| D8  | Prior to the commencement of operation of each relevant stage, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>   |                    |  | Not Triggered     |
| <b>Mechanical Ventilation</b>                                       |  |                    |  |                   |
| D9  | Prior to commencement of operation of each relevant stage, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> <li>(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</li> <li>(b) any dispensation granted by Fire and Rescue NSW.</li> </ul>  |                    |  | Not Triggered     |
| <b>Operational Noise – Design of Mechanical Plant and Equipment</b> |  |                    |  |                   |
| D10   | Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment dated 27 October 2022, as amended on 7 August 2023, and prepared by Acoustic Studio have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended project noise trigger levels identified in the Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment.  |                    |  | Not Triggered     |
| <b>Fire Safety Certification</b>                                    |  |                    |  |                   |
| D11   | Prior to commencement of occupation of each relevant stage, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.   |                    |  | Not Triggered     |
| <b>Structural Inspection Certificate</b>                            |  |                    |  |                   |
| D12   | Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul> |                    |  | Not Triggered     |
| <b>Compliance with Food Code</b>                                    |  |                    |  |                   |
| D13   | Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation  |                    |  | Not Triggered     |

| Unique ID  | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|--|--|--------------------|--|-------------------|
|  | areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the Certifier.  |                    |  |                   |
| <b>Post-construction Dilapidation Report – Protection of Public Infrastructure</b> |  |                    |  |                   |
| D14  | <p>Prior to the commencement of operation of each relevant stage, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</li> <li>b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</li> <li>c) be submitted to the Certifier;</li> <li>d) be forwarded to Council for information; and</li> <li>e) be provided to the Planning Secretary within 48 hours when requested.</li> </ul> |                    |  | Not Triggered     |
| <b>Repair of Public Infrastructure</b>   |  |                    |  |                   |
| D15  | <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>  |                    |  | Not Triggered     |
| <b>Road Damage</b>   |  |                    |  |                   |
| D16  | Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.   |                    |  | Not Triggered     |
| <b>Post-Construction Survey – Adjoining Properties</b>                             |  |                    |  |                   |
| D17  | <p>Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;</li> <li>b) be provided to the owner of the relevant buildings surveyed;</li> <li>c) be provided to the Certifier; and</li> <li>d) be provided to the Planning Secretary within 48 hours when requested.</li> </ul>   |                    |  | Not Triggered     |
| D18  | Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.   |                    |  | Not Triggered     |
| <b>Road Upgrades</b>   |  |                    |  |                   |

| Unique ID   | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|---|--|--------------------|--|-------------------|
| D19   | <p>Prior to the commencement of operation of Stage 2 outlined in the 'Preliminary Staging Report' dated 26 October 2023 and prepared by Savills the road upgrade works for the widening of Sandringham Drive and Arcadian Circuit to create approximately 23 on-street carparking spaces in accordance with the Transport and Accessibility Impact, revision 6, dated 4 August 2023, prepared by Taylor Thomson Whitting (NSW) Pty Ltd, must be constructed and available for use.</p> <p><i>Note: The road widening works must be submitted for approval through the Council's Traffic Committee process.</i></p>   |                    |  | Not Triggered     |
| <b>Pedestrian Infrastructure Upgrades</b>         |  |                    |  |                   |
| D20   | <p>Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' dated 26 October 2023 and prepared by Savills, the Applicant must complete the pedestrian upgrade works in condition B33 to the satisfaction of the relevant roads authority and evidence must be provided to the Certifier</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</li> </ul>  |                    |  | Not Triggered     |
| <b>Car Parking Arrangements</b>                   |  |                    |  |                   |
| D21   | <p>Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' dated 26 October 2023 and prepared by Savills, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed CWPS onsite carpark, as proposed under B34, have been completed and that the car parking facility is operational.</p>   |                    |  | Not Triggered     |
| <b>Bicycle Parking and End-of-Trip Facilities</b> |  |                    |  |                   |
| D22   | <p>Prior to the commencement of any operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ol style="list-style-type: none"> <li>the provision of a minimum five 5 staff and 96 student bicycle parking spaces at CWPS;</li> <li>the provision of a minimum six 6 staff and 84 student bicycle parking spaces at CHS;</li> <li>the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>the provision of end-of-trip facilities for staff; and</li> <li>appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ol> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p> |                    |  | Not Triggered     |
| <b>Pedestrian Crossing Facilities</b>             |  |                    |  |                   |
| D23   | <p>Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' prepared by Savills and dated 26 October 2023, pedestrian crossings in condition B33 must be installed in accordance with the relevant design standards and warrants of the relevant road authority.</p>  |                    |  | Not Triggered     |
| <b>Drop Off-Pick Up Zones</b>                     |  |                    |  |                   |

| Unique ID                    | Compliance requirement  | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|------------------------------|---|--------------------|--|-------------------|
| D24                          | Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report' prepared by Savills and dated 26 October 2023, the drop off-pick up zone and turning circle on Felton Road West must be completed and operational.  |                    |  | Not Triggered     |
| <b>Bus-link Road</b>         |   |                    |  |                   |
| D25                          | Within six months of the operation of substages CWPS1 and CHS1 outlined in the 'Preliminary Staging Report', dated 26 October 2023 and prepared by Savills, the bus-link road must be completed and operational.  |                    |  | Not Triggered     |
| <b>School Zones</b>          |   |                    |  |                   |
| D26                          | Prior to the commencement of any operation all required School Zone signage, speed management signage and associated pavement markings along surrounding streets must be installed, inspected by TfNSW and handed over to TfNSW.<br><i>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</i>  |                    |  | Not Triggered     |
| D27                          | The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.   |                    |  | Not Triggered     |
| <b>School Transport Plan</b> |   |                    |  |                   |
| D28                          | Prior to the commencement of any operation, a School Transport Plan (STP), must be submitted to the Planning Secretary for approval. The plan must:<br>(a) be prepared by a suitably qualified transport/traffic professional in consultation with Council and TfNSW;<br>(b) include arrangements to promote the use of active and sustainable transport modes, including:<br>(i) objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation);<br>(ii) specific tools and actions to help achieve the objectives and mode share targets;<br>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.<br>(c) include operational transport access management arrangements, including:<br>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;<br>(ii) the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);<br>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;<br>(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;<br>(v) delivery and services vehicle and bus access and management arrangements;<br>(vi) management of approved access arrangements;<br>(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;<br>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and<br>(d) include drop-off and pick-up management sub-plan, including: |                    |  | Not Triggered     |

| Unique ID                     | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|-------------------------------|--|--------------------|--|-------------------|
|                               | <p>(i) detail of each drop-off and pick-up zone time of operation;</p> <p>(ii) a pre-registration system to inform guardians of the capacity of each drop-off and pick-up zone and the designated drop-off and pick-up zone for the guardian's child;</p> <p>(iii) staffing requirements to manage each drop-off and pick-up zone;</p> <p>(iv) complaints register to record complaints received in relation to drop-off and pick-up traffic, including from Council and the Hills Police Area Command; and</p> <p>(v) communication arrangements to inform parents of the drop-off and pick-up management sub-plan;</p> <p>(e) measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan;</p> <p>(f) an annual monitoring and review program for the duration of operation that includes (but is not limited to) the following:</p> <p>(i) a suitably qualified Travel Coordinator shall implement the objectives and strategies within the STP for three years;</p> <p>(ii) the review/audit by the Travel Coordinator shall ensure that mode share targets are being achieved and complaints are, where possible, resolved and the preregistration system of the drop-off and pick-up management sub-plan is adhered to by guardians. The result of the annual review is to be provided to Council and TfNSW for information within two months of completing the annual review/audit, and a copy made available to the Planning Secretary upon request within two working days;</p> <p>(iii) where the annual review/audit required by condition D26(f)(ii) above identifies that mode share targets are not being met and the pre-registration system of the dropoff and pick-up management sub-plan is not adhered to, the Applicant is to implement further measures in consultation with Council and TfNSW to meet the targets prior to the next annual review/audit cycle;</p> <p>(iv) evidence of this consultation in the form of a report must include a description of the proposed measures and a schedule for implementing the measures, and be submitted to the Planning Secretary with the annual review/audit report required under condition D26(f)(ii);</p> <p>(v) review of the adequacy of school bus services to cater for school demand and consult with TfNSW to increase bus services if required to meet demand; and</p> <p>(vi) identification of measures to be implemented where demand exceeds the capacity of bus services</p> <p>(g) notwithstanding D28(f) above, the Planning Secretary may consider revisions to timing to commence, extend or conclude the audit/review program, notably in instances where the Applicant demonstrates:</p> <p>(i) that mode share targets are being achieved on a consistent basis; or</p> <p>(ii) mode share targets are not being consistently achieved; or</p> <p>(iii) where mode share targets are not consistently being achieved, however, suitable evidence is provided detailing how impacts from the departure of mode share targets have been mitigated.</p> |                    |  |                   |
| D29                           | The methodology and review of the mode share splits in annual review/audit identified in condition D28 must be reviewed and confirmed by an independently qualified traffic/transport professional prior to commencement of operation.   |                    |  | Not Triggered     |
| <b>Utilities and Services</b> |  |                    |  |                   |
| D30                           | Prior to commencement of operation of each relevant stage, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .   |                    |  |                   |
| <b>Easements</b>              |  |                    |  |                   |



| Unique ID  | Compliance requirement  | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|--|---|--------------------|--|-------------------|
| D31  | Within 6 months of the date of this consent (or within another timeline agreed to by the Planning Secretary), an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for protection of the existing Parramatta City Council east-west trunk stormwater pipeline shown as '1350Ø SW' on drawing titled 'Stormwater and Food Mitigation Plan - Cumberland', drawing number SK6002, revision P3, dated 18.09.23 and prepared by Taylor Thomson Whitting must be registered on the title of Lot 3 in DP235625. Documentary evidence showing the registration of the drainage easement against the property title must be submitted to the Council and the Certifier.   |                    |  | Not Triggered     |
| <b>Stormwater Operation and Maintenance Plan</b> |   |                    |  |                   |
| D32  | Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>   |                    |  | Not Triggered     |
| <b>Signage</b>                                   |   |                    |  |                   |
| D33  | Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.  |                    |  | Not Triggered     |
| D34  | Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.  |                    |  | Not Triggered     |
| <b>Operational Waste Management Plan</b>         |   |                    |  |                   |
| D35  | Prior to the commencement of operation of each relevant stage, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures as set out in Appendix H Mitigation Measures Carlingford West Public School and Cumberland High School, of Supplementary Response to Submissions: SSD-43065987 Upgrades to Carlingford West Public School and Cumberland High School, dated 18 September 2023.</li> </ul> |                    |  | Not Triggered     |
| <b>Site Contamination</b>                        |   |                    |  |                   |
| D36  | Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.  |                    |  | Not Triggered     |
| <b>Landscaping</b>                               |   |                    |  |                   |

| Unique ID  | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|--|--|--------------------|--|-------------------|
| D37  | Prior to the commencement of operation, or other timeframe outlined in 'Preliminary Staging Report', dated 26 October 2023 and prepared by Savills, landscaping of the site must be completed in accordance with landscape plan(s) [listed in condition A2(d).   |                    |  | Not Triggered     |
| D38  | Prior to the commencement of operation of each relevant stage, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:<br>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and<br>(b) be consistent with the Management and Mitigation Measures as set out in Appendix H Mitigation Measures Carlingford West Public School and Cumberland High School, of Supplementary Response to Submissions: SSD-43065987 Upgrades to Carlingford West Public School and Cumberland High School, dated 18 September 2023.  |                    |  | Not Triggered     |
| <b>Operational Flood Emergency Management Plan</b> |  |                    |  |                   |
| D39  | Prior the commencement of the operation of each relevant stage, the Applicant must prepare an Operational Flood Emergency Management Plan prepared by a suitably qualified and experienced person(s) and in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7, to the satisfaction of the Planning Secretary. The Operational Flood Emergency Management Plan must include, but is not limited to the following:<br>(a) incorporates and complies with all advice provided by NSW State Emergency Service;<br>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);<br>(c) the flood emergency management protocols for the operational phase of the development;<br>(d) a simplified description of flood behaviour, including potential flood levels and associated frequencies within the site and within the adjoining road system and other public land expected to be used by students and visitors;<br>(e) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice noting that school closure is to be prioritised over horizontal evacuation and vertical evacuation i.e shelter in place;<br>(f) provides clear emergency management triggers and responses, including rainfall and water level, that require closure of the site;<br>(g) detail the communication strategy, including to staff, parents, students and the community, of site closure before commencement of the school day and during emergency events;<br>(h) details of potential flood warning time and flood notification;<br>(i) details of drills, frequency and record management of the drills;<br>(j) details of horizontal evacuation and vertical evacuation i.e shelter-in-place locations, capacity of buildings for shelter-in-place and flood free routes to each shelter-in-place location from main points of the site;<br>(k) a map showing the flood-free pedestrian route from each building, structure and active areas of the site to a shelter-in-place location;<br>(l) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored;<br>(m) identifies clear roles and responsibilities for emergency flood management within the school;<br>(n) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and are within the overland flow path;<br>(o) Shelter-in-place locations that:<br>(i) are nominated by a suitably qualified practicing Chartered Professional engineer; |                    |  | Not Triggered     |

| Unique ID   | Compliance requirement  | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|---|---|--------------------|--|-------------------|
|   | <p>(ii) are prepared in consultation with NSW State Emergency Services;</p> <p>(iii) incorporates and complies with all advice provided by NSW State Emergency Service at condition D36(0p)(ii);</p> <p>(iv) are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard;</p> <p>(v) are above the Probable Maximum Flood;</p> <p>(vi) are able to withstand flood and debris forces of the Probable Maximum Flood; and</p> <p>(vii) provide a minimum floor space of 3 sqm per person, including to incorporate students and staff</p> <p>p) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed;</p> <p>(q) provide clear messaging and communication protocols to, including but not limited to staff, parents and students and adjoining residential sites;</p> <p>(i) includes clear requirements that the Plan be regularly reviewed; and</p> <p>(r) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.</p>  |                    |  |                   |
| D40   | A copy of the most up to date Operational Flood Emergency Management Plan in condition D39, must be published made publicly available on the Applicant's website in accordance with condition A25   |                    |  | Not Triggered     |
| D41   | The Operational Flood Emergency Management Plan in condition D39, must be implemented for the lifetime of the development.  |                    |  | Not Triggered     |
| <b>Stormwater Infrastructure and Flood Wall Management Plan</b> |   |                    |  |                   |
| D42   | Prior to the commencement of operation of the Cumberland High School buildings 'Y' and 'Z', the flood wall required by condition B26 must be completed  |                    |  | Not Triggered     |
| D43   | <p>Prior to the commencement of each relevant stage operation, the Applicant must prepare a Stormwater Infrastructure and Flood Wall Management Strategy and submit it to the Certifier and provide a copy to the satisfaction of the Planning Secretary for information. The stormwater Infrastructure and Flood Wall Management Plan must:</p> <p>(a) be prepared by a suitably qualified practicing experienced Chartered Professional engineer;</p> <p>(b) detail the triggers for a Chartered Professional engineer to inspect and manage the flood wall in condition B26 annually, and after any 1% AEP, 5% AEP or PMF flooding on or near the site;</p> <p>(c) detail the triggers for a suitably qualified practicing and experienced Chartered Professional engineer to inspect and manage all stormwater infrastructure to clear blockage and prevent blockage after any 1% AEP, 5% AEP or PMF flooding on or near the site; and</p> <p>(d) where the findings of the suitably qualified practicing Chartered Professional engineer in condition D43(b) and D43(c) indicate that works are required to ensure the ongoing structural integrity and functionality of the flood wall and/or stormwater infrastructure:</p> <p>(i) undertake any required clearance and minor modifications within 30 days of the event which triggered the need for the suitably qualified practicing Engineers inspection.</p> <p>(ii) For major works arrange to have the repair/reconfiguration works completed within 60 days of the event which triggered the need for the suitably qualified practicing Engineers inspection.</p> |                    |  | Not Triggered     |
| D44   | The Stormwater Infrastructure and Flood Wall Management Strategy must be implemented for the lifetime of the development.   |                    |  | Not Triggered     |
| <b>Out of School Hours Care</b>                                 |   |                    |  |                   |
| D45   | Prior to the commencement of operation, capacity for out of school hours care must be provided for at least 10% of the enrolled student population. Where a service cannot be provided to meet this standard, evidence must be submitted to the Planning Secretary that   |                    |  | Not Triggered     |

| Unique ID  | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|--|--|--------------------|--|-------------------|
|  | attempts have been made to engage a service provider to meet this standard and updates provided 6 monthly until this is provided.  |                    |  |                   |
| <b>PART E POST OCCUPATION</b>                          |  |                    |  |                   |
| <b>At-receiver Mitigation Verification</b>             |  |                    |  |                   |
| E1   | Within three months of the commencement of the operation of the bus-link road, unless otherwise agreed by the Planning Secretary, the Applicant must implement Section 5.4 Verification of At-receiver Treatment of the At-receiver Mitigation Strategy. Written evidence must be provided to the Planning Secretary that where at-receiver noise mitigation measures were installed in accordance with condition D3, there is no residual noise impact inside the affected residences at 18 Dunmore Road, Carlingford from the operation of the bus-link road in accordance with Section 4.3 Mitigation Option C: Offer for At-receiver Treatment of the Atreceiver Mitigation Strategy.  |                    |  | Not Triggered     |
| <b>Site Walk-through</b>                               |  |                    |  |                   |
| E2   | Within six months of the commencement of any operation, the Applicant must offer all adjoining landowners a walk-through tour of the site in accordance with Table 3 of the Social Impact Assessment Addendum RFI-2 Upgrades to Carlingford West Public School and Cumberland High School, dated 6 September 2023 and prepared by Urbis.   |                    |  | Not Triggered     |
| <b>Bus-link road</b>                                   |  |                    |  |                   |
| E3   | Within 12 months of the commencement of operation of the bus-link road and 12 months of the commencement of the final operation stage, the Applicant must undertake the following: <ul style="list-style-type: none"> <li>a) traffic counts of the Pennant Hills Road and Tintern Avenue intersection over a minimum of two days during the morning and afternoon peak hours which coincide with school drop-off and pick-up periods; and</li> <li>b) traffic analysis of the findings of condition E3(a), using an appropriate traffic modelling tool such as SIDRA or equivalent, to understand the operating performance of the Pennant Hills Road and Tintern Avenue intersection.</li> </ul>  |                    |  | Not Triggered     |
| E4   | Where the results in condition E3(b) conclude that there are delays to vehicle movements on Tintern Avenue of more than 120 seconds (on average) that are identified as arising from this development: <ul style="list-style-type: none"> <li>(a) within two months of the completion of the E3(b), the Applicant must engage a suitably qualified traffic professional and provide a copy to the Planning secretary for information, that details: <ul style="list-style-type: none"> <li>(i) mitigation measures to reduce the delay in consultation with Council and TfNSW;</li> <li>(ii) a record of the consultation with Council and TfNSW of the mitigation measures in condition E4(a)(i);</li> <li>(iii) the role of the Applicant in implementation of the mitigation measures; and;</li> </ul> </li> <li>(b) in consultation with Council and TfNSW, within 12 months (or timeframe agreed by with the Planning Secretary) implement the mitigation measures identified in E4(a)(i).</li> </ul> |                    |  | Not Triggered     |
| E5   | The Applicant must make the information and documents in condition E3 and E4, as they are obtained or approved, publicly available on its website.   |                    |  | Not Triggered     |
| <b>Out of Hours Event Management Plan (School Use)</b> |  |                    |  |                   |
| E6   | Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: <ul style="list-style-type: none"> <li>(a) the number of attendees, time and duration;</li> <li>(b) arrival and departure times and modes of transport;</li> <li>(c) where relevant, a schedule of all annual events;</li> </ul>  |                    |  | Not Triggered     |

| Unique ID   | Compliance requirement   | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|---|--|--------------------|--|-------------------|
|   | <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the school hall and outdoor play areas, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with <i>Noise Policy for Industry (2017)</i>.</p>   |                    |  |                   |
| E7  | The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.   |                    |  | Not Triggered     |
| <b>Out of Hours Event Management Plan (Community Use)</b> |  |                    |  |                   |
| E8  | <p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</p> <p>(e) details of the use of the school hall and outdoor play areas, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 10pm;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with <i>Noise Policy for Industry (2017)</i>.</p> |                    |  | Not Triggered     |
| E9  | The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.   |                    |  | Not Triggered     |
| <b>Operation of Plant and Equipment</b>                   |  |                    |  |                   |
| E10   | All plant and equipment used on site must be maintained in a proper and efficient manner operated in a proper and efficient manner.  |                    |  | Not Triggered     |
| <b>Warm Water Systems and Cooling Systems</b>             |  |                    |  |                   |
| E11   | The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.  |                    |  | Not Triggered     |
| <b>Community Communication Strategy</b>                   |  |                    |  |                   |
| E12   | The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.  |                    |  | Not Triggered     |
| <b>Environmental Management Plan</b>                      |  |                    |  |                   |
| E13   | Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D33 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .  |                    |  | Not Triggered     |

| Unique ID                                       | Compliance requirement  | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|---|---|--------------------|--|-------------------|
| <b>Operational Noise Limits</b>                 |   |                    |  |                   |
| E14   | The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment for dated 27 October 2023 and as amended on 7 August 2023, prepared by Acoustic Studio.   |                    |  | Not Triggered     |
| E15   | The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> (2017) where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Carlingford West Public School and Cumberland High School Upgrades Noise and Vibration Impact Assessment for dated 7 August 2023 and prepared by Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers. |                    |  | Not Triggered     |
| <b>Unobstructed Driveways and Parking Areas</b> |   |                    |  |                   |
| E16   | All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.  |                    |  | Not Triggered     |
| <b>School Transport Plan</b>                    |   |                    |  |                   |
| E17   | The School Transport Plan required by condition D26 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.   |                    |  | Not Triggered     |
| <b>Ecologically Sustainable Development</b>     |   |                    |  |                   |
| E18   | Unless otherwise agreed by the Planning Secretary, within twelve months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.   |                    |  | Not Triggered     |
| <b>Outdoor Lighting</b>                         |   |                    |  |                   |
| E19   | Notwithstanding condition D8, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.   |                    |  | Not Triggered     |
| <b>Landscaping</b>                              |   |                    |  |                   |
| E20   | The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D38 for the duration of occupation of the development.   |                    |  | Not Triggered     |
| <b>Signage</b>                                  |   |                    |  |                   |
| E21   | All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.   |                    |  | Not Triggered     |
| E22   | The illumination of signage and LED screen/s must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.   |                    |  | Not Triggered     |

| Unique ID | Compliance requirement  | Evidence collected | Independent Audit findings and recommendations | Compliance status |
|-----------|---|--------------------|--|-------------------|
| E23       | The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> .  |                    |  | Not Triggered     |
| E24       | The LED sign must not: <ul style="list-style-type: none"> <li>(a) dazzle or distract drivers due to colouring of the digital content;</li> <li>(b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles;</li> <li>(c) be able to be mistaken as an instruction to drivers;</li> <li>(d) display advertising or messages which contain fully animated or video/movie style advertising or images;</li> <li>(e) display advertising material unrelated to the school;</li> <li>(f) be used for any live television, satellite, internet or similar broadcast;</li> <li>(g) emit sound; and</li> <li>(h) must have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occur.</li> </ul> |                    |  | Not Triggered     |

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**



Department of Planning and Environment



Our ref: SSD-43065987-PA-4

Via Major Projects Portal

08 January 2024

Attention: Mr Henry Lau, Senior Project Director, School Infrastructure NSW

Subject: Upgrades to Carlingford West Public School and Cumberland High School – agreement to independent auditor

Dear Mr Lau,

I refer to your request dated 4 December 2023 (PA-4) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of Upgrades to Carlingford West Public School and Cumberland High School (SSD-43065987).

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements*. NSW Planning is satisfied that the nominees are certified with Exemplar Global as lead auditor in environmental management systems, are suitably experienced in state significant projects, and have each supplied a declaration of independence.

Consequently, I can advise that under Condition C43 of SSD-43065987, the Planning Secretary has agreed to the following auditors:

- Ms Ana Maria Munoz Acosta, WolfPeak; and
- Mr Ricardo Prieto-Curiel, WolfPeak.

It is noted that the provided Exemplar Global certificate for Ms Acosta is out of date, having expired on 29 October 2023. As Ms Acosta's certification on the Exemplar Global online registry remains current, the expired certificate has been accepted in this instance. However, please ensure a current certificate is provided to NSW Planning prior to commencement of the audit.

Furthermore, it is noted that the declarations of independence provided by Ms Acosta and Mr Prieto-Curiel were both signed on 2 August 2023 and not lodged into the Major Projects Portal until 4 December 2023. While NSW Planning accepts these declarations in this instance, for future nominations please ensure that the declarations of independence are signed within a reasonable timeframe from the lodgement date in the Portal (within one month).

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the *Independent Audit Post Approval Requirements*. Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor(s) for future audits.

If you wish to discuss the matter further, please contact Juliette Willis at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely



Rob Sherry  
Team Leader Compliance - Metro  
Compliance

*As nominee of the Planning Secretary*

## APPENDIX C – CONSULTATION RECORDS

**From:** [Nicholas Kumar](#)  
**Sent:** Wednesday, 31 January 2024 2:56 PM  
**To:** [Ana Maria Munoz Acosta](#)  
**Cc:** [sserrao@savills.com.au](mailto:sserrao@savills.com.au); [lexi.chen@savills.com.au](mailto:lexi.chen@savills.com.au)  
**Subject:** Carlingford West Public School and Cumberland High (SSD-43065987) - Independent Audit No. 1

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You don't often get email from [nicholas.kumar@dpie.nsw.gov.au](mailto:nicholas.kumar@dpie.nsw.gov.au). [Learn why this is important](#)

Hi Ana,

Thank you for the below email regarding the independent audit for Carlingford West Public School and Cumberland High School SSD-43065987 (the Consent).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above, please contact me.

Kind Regards,  
Nick

**Nicholas Kumar**

Senior Compliance Officer – Government Projects

**NSW Planning | Department of Planning, Housing and Infrastructure**

**T:** (02) 9995 5804 | **M:** 0499 272 638 | **E:** [Nicholas.Kumar@dpie.nsw.gov.au](mailto:Nicholas.Kumar@dpie.nsw.gov.au)

4PSQ, 12 Darcy Street, Parramatta NSW 2150 | [dphi.nsw.gov.au](http://dphi.nsw.gov.au)



The Department of Planning, Housing and Infrastructure acknowledges the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

**From:** [Ana Maria Munoz Acosta](#)  
**Sent:** Tuesday, 16 January 2024 11:34 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Sasha Serrao](#); [Lexi Chen](#)  
**Subject:** Carlingford West Public School and Cumberland High (SSD-43065987) - Independent Audit No. 1

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Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on the SSD-43065987 (the Project).

I am currently preparing to undertake the first independent audit of the Project. The audit is required to be conducted in accordance with SSD-43064987 conditions C42, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/upgrades-carlingford-west-public-school-and-cumberland-high-school>

The IAPAR is available at the following link:  
<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The on-site component of the audit is planned to take place on the **20 of February 2024**, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any key issues, it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or
- If it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

**Ana Maria Munoz**  
Lead Auditor – Risk, Audit & Compliance

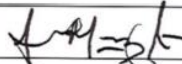
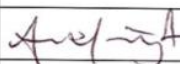
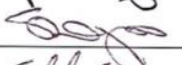

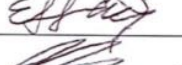
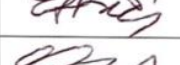

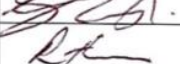
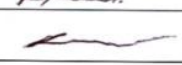
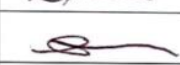






**E:** [ammunoz@wolfpeak.com.au](mailto:ammunoz@wolfpeak.com.au)  
**M:** 0430 314 557 **P:** 1800 979 716

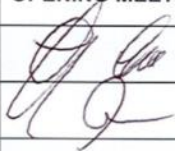
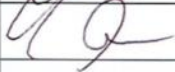

Gadigal Country  
Suite 2, Level 10, 82 Elizabeth St  
Sydney NSW 2000

## APPENDIX D – ATTENDANCE SHEET

### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

| <b>PROJECT (NAME AND APPROVAL NUMBER)</b> | Carlingford west Public School & Cumberland High School |                                     |   |   |
|---|---|-------------------------------------|---|---|
| <b>LOCATION:</b>                          | 73 Felton Rd, Carlingford                               |                                     |   |   |
| <b>DATE/TIME (Opening Meeting):</b>       | 20/02/24 8:45am   | <b>DATE/TIME (Closing Meeting):</b> | 20/02/24 4:50 pm  |   |
| <b>Lead Auditor:</b>                      | Ana Maria Munoz   | <b>Audit Scope:</b>                 | SSD 43064987  |   |
| NAME                                      | POSITION / TITLE  | ORGANISATION                        | SIGNATURE   |   |
|   |   |                                     | Opening Meeting   | Closing Meeting   |
| Ana Maria Munoz                           | Lead Env. Auditor                                       | WolfPeak                            |    |    |
| Stewart Ayus                              | Snr Project Mgr   | Roberts Co                          |    |    |
| EMMA HARRIS                               | Cadet - Engineering                                     | Roberts Co                          |   |   |
| Sasha Serrao                              | Snr Project Manager - Savills                           | Savills                             |  |  |
| Roger Thompson                            | Snr Site Manager  | Roberts Co                          |  |  |
| Davin O'Byrne                             | HSE Advisor   | Robert Co                           |  |  |
| Christian Cataldo                         | HSE Cadet   | Roberts Co                          |  |  |

### INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

|   |                         |   |   |   |
|---|-------------------------|---|---|---|
| <b>PROJECT (NAME AND APPROVAL NUMBER)</b> |                         | Carlingford west P.S. & Cumberland H.S. |   |   |
| <b>LOCATION:</b>                          |                         | 73 Felton Rd, Carlingford               |   |   |
| <b>DATE/TIME (Opening Meeting):</b>       |                         | 20/02/24 8:45am                         | <b>DATE/TIME (Closing Meeting):</b> 20/02/24  |   |
| <b>Lead Auditor:</b>                      |                         | Ana Maria Muroz                         | <b>Audit Scope:</b> SSD 4 3064987   |   |
| <b>NAME</b>                               | <b>POSITION / TITLE</b> | <b>ORGANISATION</b>                     | <b>OPENING MEETING</b>  | <b>CLOSING MEETING</b>  |
| HENRY LAU                                 | SENIOR PD               | SINSW                                   |  |   |
| JOSE SPARES                               | SINSW PD                | SINSW                                   |  |  |
|   |                         |   |   |   |
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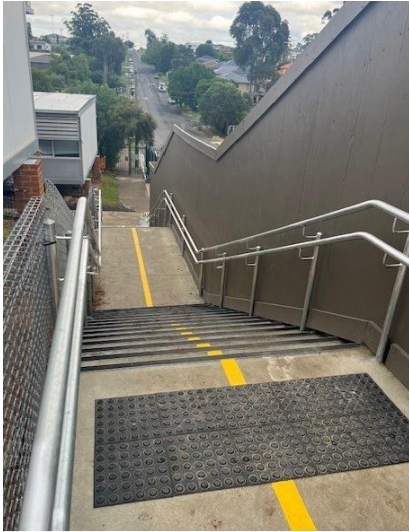

## APPENDIX E – SITE PHOTOS



Observations from the site inspection are provided in Table 6: 6. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

Table 6: Site inspection photographs

| No. | Comment  | Photograph |
|-----|--|------------|
| 1   | <p><b>Carlingford West</b><br/>Site Notice at the entrance of Carlingford West Public School</p>   |            |
| 2   | <p><b>Carlingford West</b><br/>Roberts Co. visitors site rules and contact numbers</p>   |            |
| 3   | <p><b>Carlingford West</b><br/>Traffic controller and traffic signs in place at Felton Road West.<br/><br/>Felton Road West free of dust and mud</p> |            |

| No. | Comment  | Photograph   |
|-----|--|--|
| 4   | <p><b>Carlingford West</b><br/>Emergency procedures, nurse call and fire extinguishers available</p>                   |    |
| 5   | <p><b>Carlingford West</b><br/>Site boundary hoarding in place with anti-slip mat along the stairs</p>                 |   |
| 6   | <p><b>Carlingford West</b><br/>Site entrance with Class A hoarding in place.<br/><br/>Tree protection established.</p> |  |




| No. | Comment   | Photograph   |
|-----|---|--|
| 7   | <p><b>Carlingford West</b><br/>All stormwater drains have been protected with either coir log, sand bags or geofab around the site.</p> |   |
| 8   | <p><b>Carlingford West</b><br/>Class A hording along the site boundary.</p>   |  |

| No. | Comment   | Photograph   |
|-----|---|--|
| 9   | <p><b>Carlingford West</b><br/>Tree protection zone in place</p>  |    |
| 10  | <p><b>Carlingford West</b><br/>Bulk earthworks in progress; Asbestos area demarcated.</p>   |   |
| 11  | <p><b>Carlingford West</b><br/><b>Areas demarcated</b><br/><br/>Line marking in place, asbestos area enclosed and fully demarcated.</p> |  |


| No. | Comment   | Photograph   |
|-----|---|--|
| 12  | <p><b>Carlingford West</b><br/>Line marking and site fence in place.<br/><br/>All areas have been fully demarcated.</p> |    |
| 13  | <p><b>Carlingford West</b><br/>Flammable liquids cage and spill kit in place.</p>                                       |   |
| 14  | <p><b>Carlingford West</b><br/>Silt fence in place on the boundary with residents.</p>                                  |  |

| No. | Comment  | Photograph   |
|-----|--|--|
| 15  | <p><b>Carlingford West</b><br/>Tree protection in place on the boundary corridor with asbestos area.</p> |    |
| 16  | <p><b>Carlingford West</b><br/>Bulk earthworks in progress.</p>  |   |
| 17  | <p><b>Carlingford West</b><br/>Stockpiles maintained and waste bin for mix waste material available.</p> |  |

| No. | Comment   | Photograph   |
|-----|---|--|
| 18  | <p><b>Carlingford West</b><br/>Bulk earthworks in progress, water cart available for dust suppression.</p>                                | <p>The first photograph shows a large area of dark brown earth with a dirt path leading through it. In the background, there are trees and some buildings. The second photograph shows a white truck with a green water tank parked on a dirt surface.</p>   |
| 19  | <p><b>Carlingford West</b><br/>Asbestos area demarcated, pedestrian safe corridor and signage in place to separate people from plant.</p> | <p>The first photograph shows a construction site with a blue excavator and a yellow pile of material. A black fence with yellow and black caution tape surrounds the area. Concrete barriers and a green safety mat are in the foreground. The second photograph shows a close-up of safety signs: a yellow 'CAUTION TRUCKS CROSSING' sign and a white 'DANGER BEWARE MOVING PLANT' sign.</p> |
| 20  | <p><b>Carlingford West</b><br/>Cattle grid, coir log and traffic controller in place at the site entrance.</p>                            | <p>The photograph shows a site entrance with a concrete road. A large brown cattle grid is laid across the road. A traffic controller in a yellow high-visibility vest and white hard hat stands near the grid. In the background, there is a wooden fence with a speed limit sign for 5 km/h and a green metal gate.</p>  |

| No. | Comment  | Photograph   |
|-----|--|--|
| 21  | <p><b>Cumberland High</b><br/>Class A hoarding in place.</p>   |    |
| 22  | <p><b>Cumberland High</b><br/>Noise barrier in place next to sensitive residents.<br/><br/>Tree protection and warning tapes in place due to suspected asbestos containing material (ACM).</p> |   |
| 23  | <p><b>Cumberland High</b><br/>Office sheds have been established.<br/><br/>Flooding signage installed.<br/><br/>Hoarding along the site boundary.</p>  |  |



| No. | Comment   | Photograph   |
|-----|---|--|
| 24  | <p><b>Cumberland High</b><br/>Hoarding along the site boundary.</p> <p>Note: Site was closed due to suspected asbestos containing material (ACM).</p> |  |

## APPENDIX F – AUDITOR DECLARATION

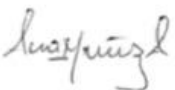
|                                |  |
|--------------------------------|--|
| <b>Project Name:</b>           | Upgrades to Carlingford West Public School and Cumberland High School  |
| <b>Consent Number:</b>         | SSD-43065987   |
| <b>Description of Project:</b> | Upgrades to Carlingford West Public School and Cumberland High School, including demolition of select buildings, construction of seven buildings ranging from one to five storeys, a new carpark and one-way bus link road from Dunmore Ave to Pennant Hills Rd and associated stormwater and pedestrian infrastructure and landscaping works and overall increase to existing student capacity. |
| <b>Project Address:</b>        | 57-73 Felton Road and 183 Pennant Hills Road, Carlingford  |
| <b>Proponent:</b>              | NSW Department of Education  |
| <b>Title of Audit</b>          | Independent Audit No. 1  |
| <b>Date:</b>                   | 20 Mach 2024   |

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

|                                  |  |
|----------------------------------|--|
| <b>Name of Proposed Auditor:</b> | Ana Maria Munoz  |
| <b>Signature:</b>                |   |
| <b>Qualification:</b>            | Bachelor of Industrial Engineering, Bogota - Colombia 2004<br>Master Engineering Management, UTS, Sydney 2007<br>Exemplar Global Lead Environmental Auditor 2022 (No.115421) |
| <b>Company:</b>                  | WolfPeak Pty Ltd   |